

TOWN OF BRIGHTON DRAFT GENERAL PLAN

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Please be aware that:

Items highlighted in yellow mean they will be revisited or added later.

Items highlighted in green are specific items the steering committee needs to review and provide feedback on.

Land Use

SIDE INFORMATION PANEL: What is Land Use Planning?

The Land Use Element establishes a vision for the future pattern of development in a community. It is the single most important element of the General Plan, bridging each of the plan's unique sections together. In reality, no use exists in isolation. Thoughtful land use ensures that households have access to transportation and recreational amenities, that schools are not located near sources of air pollution, that shopping centers receive the traffic they need to stay in business, and that municipal services and infrastructure can be provided efficiently. The pattern of land use in a community is a major determinant of area character and quality of life. The Land Use Element for the Town of Brighton establishes land use goals and objectives for certain 'character areas' of the community as well as for the Municipality at large.

State Code Requirements: This chapter satisfies Utah State Code requirements for a Land Use Element in the General Plan. In keeping with state code, the land use element "(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan; 10-9a-403".

Land Use and Brighton

The land use chapter in the Town of Brighton General Plan reviews all existing land use conditions, analyzed using best practices in planning methodology and GIS systems. Existing conditions were reviewed by the steering committee and the public and used to inform land use goals and objectives. The end of the chapter proposes the future direction of land use and development for the Town of Brighton to help achieve the community's vision.

Land Use versus Zoning

There is a clear difference, both legally and physically, between the "land use" of a property and the "zoning" of a property. These terms cannot be used interchangeably. The land use of a property refers to what is physically taking place on the property at a point in time and is typically a general label. A property where the land use is residential means that property is being used as a dwelling or place to live, but does not specify the number of units, size of the lot, or height of the building. The zoning of a property refers to the legal zone the property is in. Zones are adopted and defined by the local jurisdiction and can vary between municipalities. The zone will further define specific requirements expected by the property owner for a use in the zone. For example, if someone owns a property in a residential zone, they may be allowed to use the property for a place of residence but may be restricted from using the property to run a commercial business, like a café, thus they are restricted in the allowed use. A property's land use does not always reflect the type of zone it is, since the zone could allow any type of use decided by the municipality.

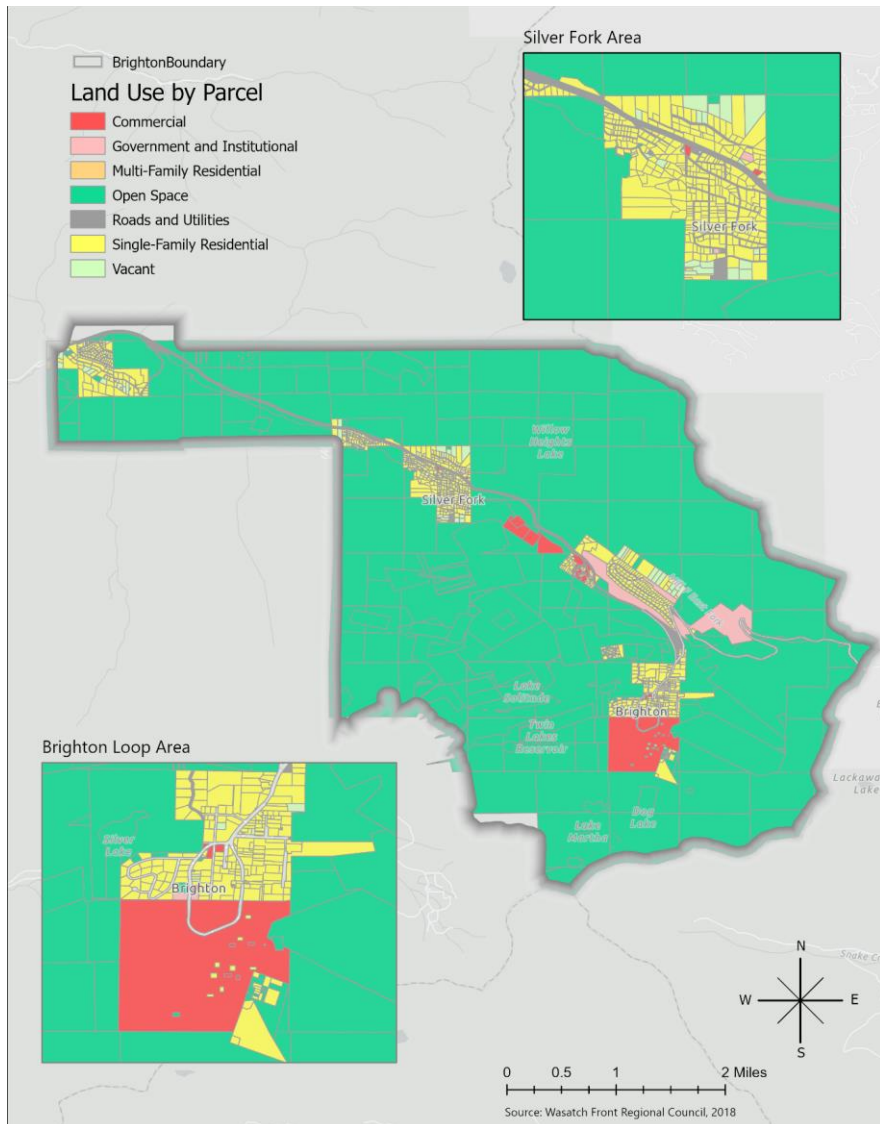
Key Definitions from "A Planner's Dictionary" (Davidson & Dolnick, 2004):

Land Use: "A description of how land is occupied or utilized." (Schaumburg, Ill.)

Zoning: "The classification of land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited." (Prince George's County, Md.)

Land Use Inventory

Figure X and Table 16 break down the land uses in Brighton. Most of the land in Brighton is categorized as Open Space, with much of that being owned by the US Forest Service as part of the Uinta-Wasatch-Cache National Forest. The next largest land use is single-family residential. This category includes “single-family residential associated” parcels, some of which do not contain dwellings. Such parcels may include pole barns, garages, residential parking, extra yard space, or other uses associated with adjacent residential properties. Their inclusion in this category is partly responsible for the low median market value of \$271,600 per parcel. Excluding the single-family residential associated parcels, the median market value per parcel is \$360,900. The smallest land use in Brighton is multifamily residential. This is because this category largely comprises individual condominium units, which appear on the map as miniscule rectangles that cover very little ground area.



Land Use	Statistics
Commercial	48 parcels 179.9 total acres Percent of Brighton: 1.82% Median Parcel Size: .12 acres Median market value: \$203,500 Total building square footage: 219,572
Government and Institutional	7 parcels 116.6 total acres Percent of Brighton: 1.18% Median Parcel Size: .21 acres Median market value: \$271,600
Multifamily Residential	217 parcels 4.8 total acres Percent of Brighton: 0.05% Median Parcel Size: .002 acres Median market value: \$410,400
Preserves, Recreational Facilities, and Open Space	354 parcels 8,893.4 total acres Percent of Brighton: 89.99% Median Parcel Size: 4.9 acres Mean market value: \$57,243
Roads and Utilities	82 parcels 105.4 total acres Percent of Brighton: 1.07% Median Parcel Size: .049 acres Mean market value: \$7,424
Single-Family Residential	512.5 total acres Percent of Brighton: 5.19% Median Parcel Size: .29 acres Median market value: \$271,600
Vacant	78 parcels 69.5 total acres Percent of Brighton: 0.70% Median Parcel Size: .47 acres Median market value: \$11,850

Zoning Conditions

SIDE INFORMATION PANEL:

Under Utah State Code 10-9a-102, municipalities have land use authority, which includes the ability to pass and enforce zoning ordinances. Zoning determines the permitted and prohibited uses of land and/or the design of the built environment in a given area. Types of zoning include Euclidean, form-based, incentive, and hybrid. Euclidean zoning categorizes land by uses, physically separating industrial, commercial, residential, agricultural, and government/institutional uses from each other. Incentive zoning builds upon Euclidean zoning: it follows Euclidean zoning designations but allows divergence from those designations if the project provides explicit

benefits to a community. Form-based zoning utilizes design standards to ensure that an area's character is upheld. In this type of zoning, ordinances focus on elements such as building heights, building setbacks, and materials used in building. Different uses persist so long as building designs fit appropriately with the area. Hybrid zoning utilizes pieces of the aforementioned zoning types.

Zoning provides four major benefits:

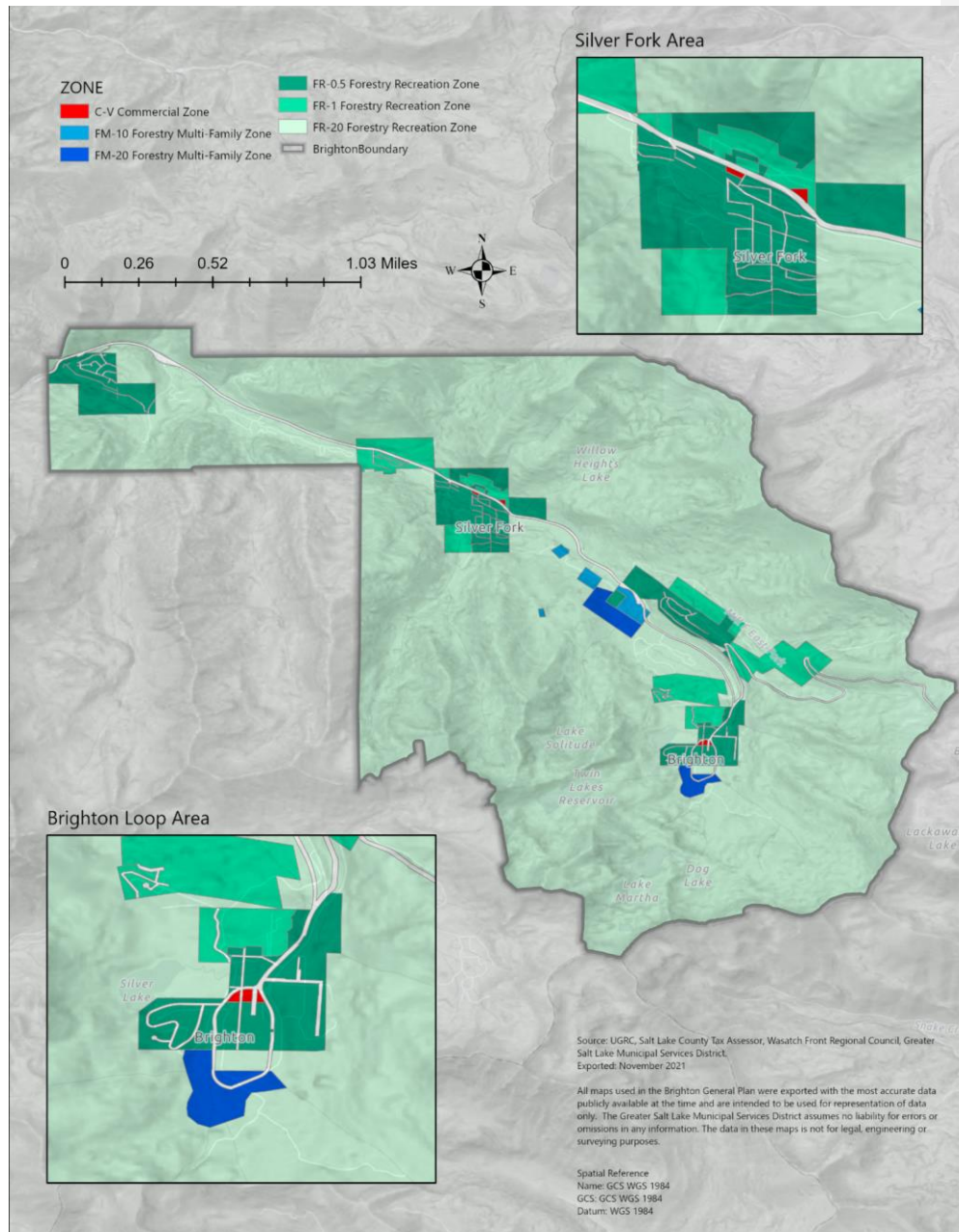
1. Protects the public's health and safety by regulating where polluting, dangerous, or otherwise undesirable developments are located;
2. Guides new development to occur in places that make sense for a community;
3. Ensures decisions regarding the built environment reflect the community's vision; and
4. Prevents haphazard or subjective land use decisions

Zoning Inventory

Over 90% of Brighton is zoned as FR-20, which allows for single-family and short-term rental uses on lots of at least 20 acres. The next largest zone in Brighton is FR-0.5, which allows for the same uses on lots of at least 0.5 acres. Only 0.03 percent of Brighton is currently zoned for commercial uses. Multifamily development is only permitted on about 1% of the land in Brighton, and such development is a conditional use in that area.

As of 2022, Title 19 of Brighton's Municipal Code contains seven (7) zones. Of those seven, six zones are currently used to classify properties. The F-1 zone is not used by the town but its inclusion in the municipal code means a property owner may petition the Council to rezone to property be in that F-1 zone.

There are four commercial properties in Brighton that are zoned C-V. These businesses range from general store, ski rental, restaurant, and office. These commercial properties are near the higher density residential neighborhoods in the town generally known as the Brighton Loop and Silver Fork.



Zone	Acres	% of Total Acres	Zone Description
C-V	3.03	0.03%	Permits accessory and agricultural uses. Public/church uses and commercial activities including antique shops, recreation, beer outlets, restaurant liquor licenses, and motels are conditional uses. Minimum lot size: 10,000 square feet.
FM-10	35.01	0.36%	Permits agricultural, short-term rental, single-family, and restaurant liquor license uses where such development will not damage natural and scenic resources. Multifamily dwellings, hotels/motels, recreation, public uses, churches, and ski resorts are conditional uses. Maximum 10 dwelling units or 20 guest rooms per net acre.
FM-20	61.57	0.63%	Permits agricultural, short-term rental, single-family, and restaurant liquor license uses where such development will not damage natural and scenic resources. Multifamily dwellings, hotels/motels, recreation, public uses, churches, and ski resorts are conditional uses. Maximum 20 dwelling units or 40 guest rooms per net acre.
FR-0.5	471.47	4.10%	Permits forestry, recreational, short-term rental, home businesses, and single-family residential uses where such development will not damage natural and scenic resources. Public uses, churches, ski resorts, and planned unit developments are conditional uses. Minimum lot size: 0.5 acre.
FR-1	328.04	3.34%	Permits forestry, recreational, short-term rental, home businesses, and single-family residential uses where such development will not damage natural and scenic resources. Public uses, churches, ski resorts, and planned unit developments are conditional uses. Minimum lot size: 1 acre.
FR-20	8909.27	90.83%	Permits forestry, recreational, short-term rental, home businesses, and single-family residential uses where such development will not damage natural and scenic resources. Public uses, churches, ski resorts, and planned unit developments are conditional uses. Minimum lot size 20 acres.

Ownership and Administration

Public Land

Brighton's property ownership is a unique characteristic of the community being in one of the beautiful canyons that make up the Wasatch mountains. The US Forest Service owns a significant portion of the land in the boundary of the Town. Other large properties are leased by the two resorts in the Canyon, Solitude Mountain and Brighton Ski Resort from the US Forest Service and some land is outright owned by the resorts. The third largest landowner in the town is Salt Lake City corporation. The land leased by the resorts is largely monitored and regulated through the forest service. The resort

master/business are updated frequently and are reviewed and approved by the US Forest Service. As a result, the Town of Brighton has limited jurisdiction over these lands.

Private Land

Some of the subdivisions and buildings in the Town date back to late 1800s and early 1900s. There are many private subdivisions in the Town of Brighton that are run by homeowner's associations. Homeowner's Associations (HOA) are established when the land is subdivided and are made up of the different property owners within the subdivision. There are legal obligations an association may have to maintain roads, provide services, or manage semi-public property within the subdivision. This is all dependent on the specific covenants, conditions, and restrictions (CC&Rs) created at the time the subdivision was established. These subdivisions have been well established before the Town of Brighton's incorporation and can run independently from the Town to regulate property and uses. The enforcement of these CC&Rs falls within the jurisdiction of the HOA and are not the responsibility of the Town to enforce and update. That does not mean they are not subject to the Town of Brighton's land use and zoning laws. Complex relationships are formed between the property owner, HOA, and the Town and can be by the way in which each subdivision was established. All private development on lots within the Town of Brighton are subject to all of Title 19, Brighton's land use and zoning laws. The roads within these HOA's however, are not necessarily within the Town's jurisdiction or subject to the Town's minimum road and utility standards.

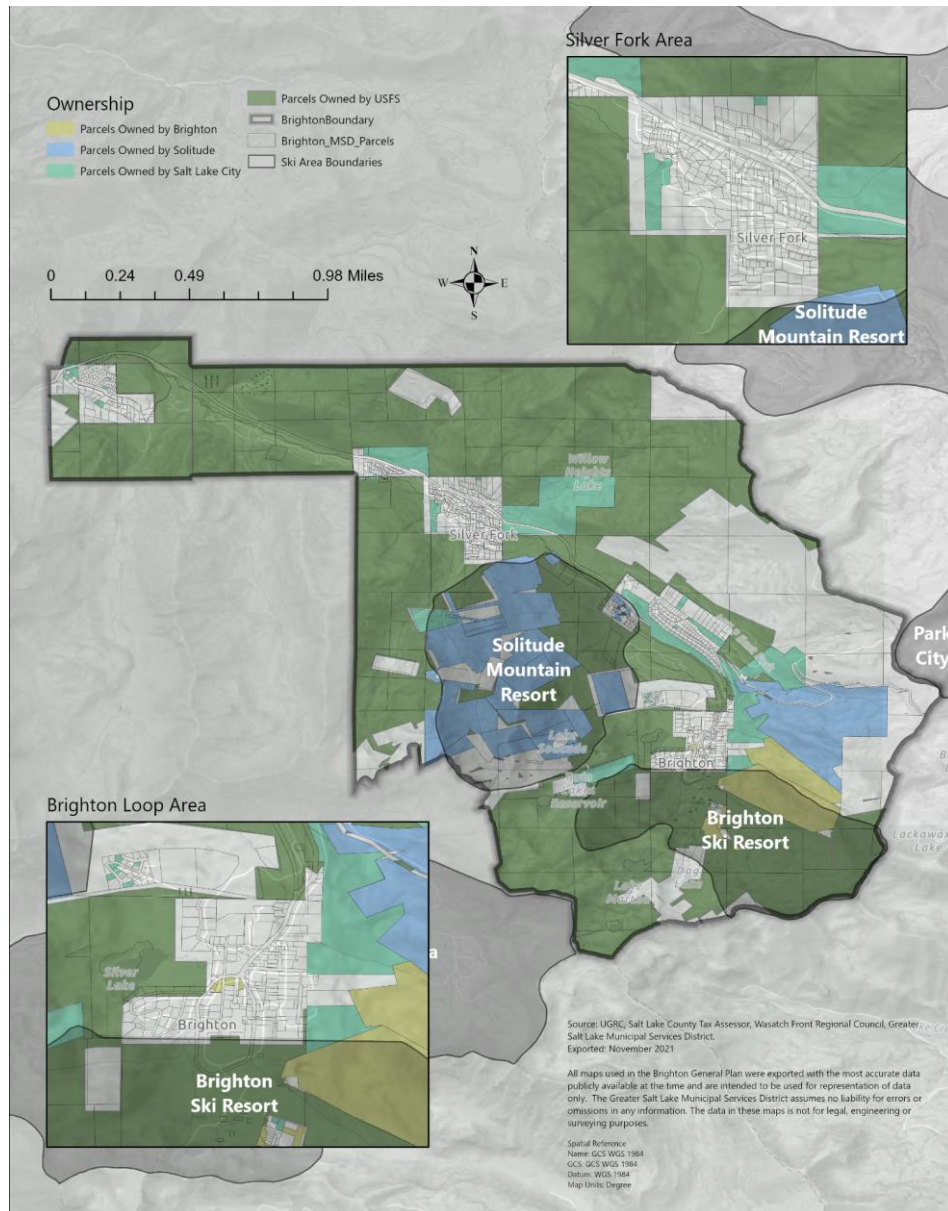
Private Roads

The long-standing subdivisions in the Town not only perform some land use regulation and other property requirements in subdivisions but many of the HOAs contain private roads that are only allowed access by the residents that live on the road. There are multiple gated communities in the Town of Brighton for this reason. These private are not maintained by the Town and there is no obligation for the Town to maintain them unless a legal action is taken where the road is given over and determined a public right-of-way. This means that many of the roads in Brighton that service residential lots are not to standard, do not have proper dimensions for ingress and egress, do not properly divert stormwater run-off. This can cause safety issues during the winter, environmental issues for runoff into streams, and common issues like addressing and utilities that can make it difficult for these residential lots to receive services to meet quality of life needs like water, sewer, emergency services, mail, trash, and broadband.

However, the formal adoption of private roads to make them public and fully serviced and maintained by a town or municipality utilizes a lot of resources, time, staff, and money. Some communities may find it easier and more cost effective to keep roads private within their own communities and maintained by private property owners rather than taking the responsibility of maintaining the road.

Public Roads

The public roads in the Town of Brighton are maintained by the Utah Department of Transportation (UDOT). This State agency has jurisdiction to improve the road that is solely within the right of the road. Most of the land beyond the road is considered forest service land and therefore needs review and approval by the forest service. Many of the projects that UDOT focuses on include the level of service of roads and then resurfacing and safety efforts to mitigate potentially dangerous issues.



Land Use, Water, and Growth Constraints

SIDE INFORMATION PANEL: How are land use and water related?

During several community engagement events for this Plan, Brighton residents expressed the importance of considering water in planning and decision-making. Land use and water are inextricably linked. *How do we use our available land in a way that efficiently absorbs population growth while protecting water supply? How do we design our built environment to maintain and even enhance local water quality?* Many planners and community leaders, especially in the arid west, are asking these questions. To find effective solutions, we must understand how land use impacts water quality and quantity. Consider the following:

Communities where residents must drive to access daily needs contribute extensive greenhouse gases, which fuel climate change. Climate change leads to decreased snowpack and greater evaporation of surface water. The result is long-term diminished water supply.

The amount of open space and green infrastructure within a community can influence water quality. Too much impervious surface, such as roofs and pavement, can lead to higher runoff ([Frankenberger, n.d.](#)). This runoff may include debris, chemicals (such as from an at-home car wash), fertilizers (from a residential lawn), or other substances that harm water quality. Local stormwater, including runoff captured by stormwater drains, is dumped directly into the watershed without being treated. Reducing runoff through better land uses helps protect our water bodies for future generations.

For the Town of Brighton, water quality is a complex issue, this is discussed in greater detail in the Natural Resources, Recreation, and Tourism chapter where water conditions are analyzed, and solutions are proposed. The land use considerations in this chapter will inherently be related to water quantity and quality management discussed later. The land use goals proposed at the end of this chapter have been crafted to consider water availability and long-term preservation. Some land use goals proposed might seem counterintuitive to this concept like providing new amenities for residents and visitors that may utilize water resources. It is the intent of this plan that any proposed development of infrastructure, buildings, or other land use proposal be reviewed with careful consideration the proposal's impact to the water conditions in the Town of Brighton as well as impacts to all natural resources provided in the canyon.

Summary of Community Feedback on Land Use

Two public engagement events were held in July and September of 2021 for feedback from the community regarding land use. During these events, the MSD staff collects a wide range of information that can help the steering committee identify problems, solutions, or general aspects that residents would like to preserve. From the trends in the data, the steering committee crafts goals that may improve, maintain, or reduce aspects of the community over

time. Overall residents prioritize the following in the SWOT and APAE analysis regarding land use:

Achieve Categories	Occurrences	Preserve Categories	Occurrences
Traffic and Parking Management	19	Small Town Feel	8
Improved Transit Service	8	Natural Ecological Systems	8
Trail Head Infrastructure	5	Recreation and Open Space	8
Active Transportation Infrastructure	4	Sense of Community	5
Management of Noise Pollution	4	Swiss Chalet / Log Cabin / Historic Design	4
Sustainable, Well-Managed Growth	4	Small-Scale Development	4
Avoid Categories	Occurrences	Eliminate Categories	Occurrences
Unsustainable Growth / Development	13	Traffic and Parking Issues	15
Increased Traffic Congestion or Safety Issues	7	Noise Pollution	8
Large Scale or Non-Local Commercial Development	7	Environmental Degradation	3
Catering to Visitors / Too Many Short Term Rentals	5	Incompatible Design	2
Large Scale Transportation Infrastructure (Trains / Gondolas)	3	Special Interest Group Influence	2
Incompatible Design	3	Unkempt Property and Infrastructure	2

Character Areas

SIDE INFORMATION PANEL: What is a character area?

Character areas are defined as specific geographic areas that:

- have unique or special characteristics;
- have potential to evolve into a unique area when provided specific guidance
- require attention suitable to its uniqueness. Building, landscape, and streetscape features combine to form character areas.

Within a character area, these features are similar; compared to another character area, one or more of these features may differ, and so the areas feel distinct from one another. They can help build a community identity, define future goals of an area, restrict unwanted characteristics from that area, and communicate design and style to visitors interacting with the Town.

How did we delineate character areas?

The foundation of the character areas used in this General Plan originated from the residents and other participants at the public workshops. The results helped identify key places within the Town that would play a role in the visioning of the future land use. Once key places were defined by the public, staff reviewed parcel data, existing land use, existing zoning, and ownership to propose area boundaries. The steering committee then reviewed these boundaries, associated data, and community engagement results to inform any needed changes and influence the goals and vision for each area.

Land Use Workshop Character Area Exercise

During the Land Use Workshop staff provided an activity for residents to weigh in on areas of Brighton and help identify assets, obstacles, characteristics, and future goals for specific neighborhoods. Figure X is the poster presented at the workshop which divided the town into 5 areas.

Figure X: How to Determine Character Areas



Source: Participants at the Land Use Workshop, Credit: MSD Staff

The feedback received from this activity included comments relating to the boundaries of the different areas which were then reviewed by the steering committee. After reviewing the public comments submitted the steering committee chose the following character areas in this chapter.

"I feel Solitude and Guardsman pass are two different zones. The resort shouldn't be grouped into the Guard Road area. Totally different."

"Cardiff, Mt. Haven, Spruces"

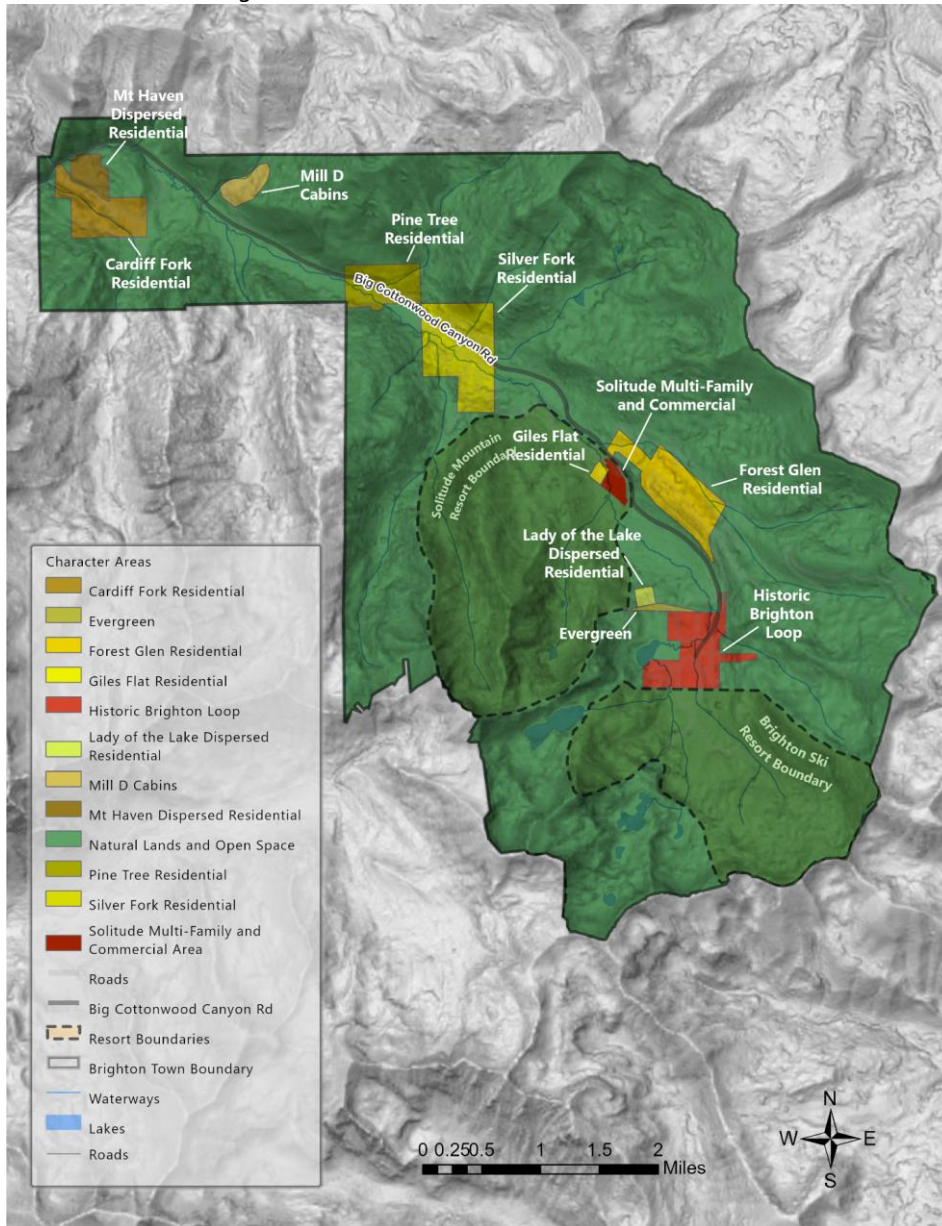
"Solitude and Silver Fork, Commercial and Residential"

"Town Center, commercial, historic"

- Public Comments from the Land Use Workshop, September 2021

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Character Areas of Brighton



After multiple discussions at public meetings the steering committee decided on 12 character areas based on their unique features like geographic location, mix or non-mix uses, natural resources available, development patterns, and parcel boundaries and ownership. It was also discussed the steering committee meetings that residents from different areas of the town should be equally acknowledged and recognized to give input on future goals.

The main character areas that have been identified for areas of change or potential expansion of uses are Historic Brighton Loop and Solitude Multi-Family and Commercial. These areas benefit from the infrastructure already built around the resorts and long-standing small-scale commercial that can benefit from reuse or revitalization. These areas also have the carrying capacity to support initiatives that may need financial contributions. In this case, the economic incentive of possible profits can't balance the potential cost of improvements required in the areas. It is important to identify areas of growth or change in the General Plan for a couple of reasons. It can help provide government services and infrastructure more cost effectively, it makes it easier to preserve open space and natural resource areas that are critical to rural character, it can provide a variety of housing types that may be necessary to support diverse populations, it can reinforce community character based on historic town patterns, it creates predictable guidance for private property owners, it creates more energy-efficient and sustainable communities that make it easy and appealing for people to walk and bike.

The other, smaller character areas in yellows and browns, are varying kinds of residential that is found in the canyon. The larger neighborhoods like Forest Glen, Silver Fork, Pine Tree, and Cardiff and Mt Haven, are long standing neighborhoods that have unique, sometimes secluded or private, communities. Many of the housing communities also developed around pooling certain resources. The housing clusters in the canyon are often created around a private water system and therefore need to share or pool fund or resources together for neighborhood improvements. Because of the larger populations in these areas, and the proximity of these neighborhoods to existing infrastructure and roads it may be possible that these areas change over time to improve identified issues like utilities, emergency services, and roads. Increase in density in these areas is unlikely due to water availability and other environmental restrictions.

Even smaller character areas are the dispersed residential properties that may or not have a house or cabin on the lot. Some of these areas are considered recreational cabins and are in areas run by the US Forest Service. These areas include Lady of the Lake, Evergreen, Giles Flat, and Mill D Cabins. While there may be residents that live full-time or seasonally in these places, it is unlikely these areas will expand or change over time based on development complications and water availability.

Character Area: Historic Brighton Loop





Existing Conditions in Historic Brighton Loop

The Historic Brighton Loop area is a point of commercial interaction between the Brighton Ski Resort recreation areas, small residential, and some other uses of commercial and government institutional. At times, the roads and properties in this area are heavily used to accommodate seasonal recreation.

Tovtal Area	117.1 Acres
Mean Lot Size	.53 Acres
Gross Density	.93 d.u. per acre
Total Population Estimate	197.6
Total Housing Units	109
Mean Year Built	1964
Zones Present	C-V Commercial Zone

FR-0.5 Forestry & Recreation
FR-1 Forestry, Recreation & Single-Family

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	3	1.31
	Government and Institutional	1	1.38
	Multi-Family Residential	0	0
	Open Space	6	2.11
	Roads and Utilities	8	Incomplete Data
	Single-Family Residential	208	115.28
	Vacant	5	1.77

Location

The properties chosen for this boundary are those properties that are accessed from Brighton Loop Road. The surrounding area beyond the character area boundary is owned by the United States Forest Service (USFS) including the land directly south of the boundary where the Brighton Ski Resort is. The two commercial parcels located on the North end of the Brighton Loop are owned by the Brighton Ski Resort as well and the land uses include a ski rental facility and retail commercial for snacks and some groceries, these are the red polygons identified in **Figure X**.

Current Conditions

Roads The main road, Brighton Loop Road, is paved with minimal side treatment and no curb, gutter or sidewalk. It is the termination of Highway 190 under the jurisdiction of UDOT. One striped crosswalk exists between the Silver Lake Visitor Center/Solitude Nordic Center, and another bus stop near the Brighton Center. During the summer, the Silver Lake Visitor Center is operated by the US Forest Service. During winter it is operated by Solitude Mountain Resort as its Nordic Center.

Other roads in the area are private roads except for Old Prospect (entry on east side of U190, 14.5 miles East of Wasatch Blvd intersection, run south, and rejoins east wide of U190; 1600 ft. long, 10 ft wide) and Snow Haven Lane (entry on east side of U190, 14.5 miles east of Wasatch Blvd intersection; run 450 ft. long, 10 ft wide) which are owned by the Town of Brighton. Most other roads are un-striped, paved roads, but some gravel.

Parking Two parking lots are maintained by Brighton Ski Resort for summer and winter visitors. The largest one is located to the south of the Brighton Center, and the other is adjacent the Brighton General Store. The parking lot adjacent to Silver Lake is maintained by the US Forest

Service (in summer) and Solitude Mountain Resort (in winter). The church on the west side of the loop only has 2 designated parking stalls.

Land Management Most of the undeveloped land around the boundary of this character area is US Forest Service land leased to the Brighton Ski Resort. It is actively managed by the ski resort and strives to follow Firewise and invasive pest recommendations. There are 159 parcels currently classified as residential, managed by private owners. Any extra registered parcels must be considered as unbuildable due to the lack of a water share or slope issues.

Uses

Assets

Brighton is a community located in a remarkably beautiful natural setting with outstanding access to year-round recreational opportunities, including a mile long ADA-accessible nature trail with interpretive signage, alpine and backcountry winter recreation, hiking and picnicking. The air is pristine all year, except in summer when wildfire smoke drifts into the Intermountain Region. The water has won Best Water in Utah and comes directly from headwater sources.

Historic Identify According to the public engagement data, this area is well recognized by residents and visitors and serves as a great landmark that helps identify the Town. Many people associate this area as the "historic" or "true" Brighton. There are a couple historic buildings in this area including one on the National Historic Registry, located on forest service property called the Wasatch Mountain Club Lodge (Department of Interior, National Archives Catalog, 2017). Other houses in the area are designed to a similar aesthetic as A-frame style or log cabin style with exposed wood or stone on the exterior.

Water Access This character area is adjacent to some of the Big Cottonwood Canyon headwaters. Directly south and northwest of the character area boundary are two systems of streams coming from the nearby lakes and feeding into Big Cottonwood Canyon creek. These areas offer unique scenery for observing natural ecosystems with some maintained walks that can be accessed in the summer. Silver Lake west of the character area feeds into wetlands that turn into Big Cottonwood Creek.

Recreation Properties in this area have increased access to developed recreation opportunities like the ski resort and Nordic Center in the winter and maintained hiking and mountain biking trails in the summer. Many residents or visitors in this area have recreation access within walking distance.

Mountain Viewshed The unique wide, U-shaped, valley of upper Big Cottonwood Canyon created due to the glacial formations 10,000 years ago, provide pristine views of mountains unobstructed by topography or biodiversity.

Challenges

Parking At times, the roads and properties in this area are heavily used to accommodate seasonal recreation. Parking is a concern in winter because peak days cause vehicles to overflow into the highway below the Brighton Loop, presenting a serious public safety issue.

Transportation Brighton Loop Road is managed and maintained by UDOT as a single-lane one-way road, with no side treatments of curb, gutter, or sidewalk. The number of visitors has increased in recent years to around 1.7 million annually. On a busy weekend, vehicle traffic is heavy (UPD reported 4,225 vehicles on Memorial Day 2021; 9,206 on July 5 2021; and 8,284 on July 24 2021). Most people choose to use a personal vehicle and drive up the canyon because there is no summer bus service and limited bus service in winter. This has created problems that reflect in the public engagement data. Most of the Brighton ski resort and adjacent open spaces are owned by the forest service. UDOT, UTA (Utah Transit Authority), and US Forest Service are the agencies that have jurisdiction as to how visitors can be transported to canyon destinations.

Restrooms Heavy year-round visitation is complicated by the fact that there are sometimes no public restrooms open. The Forest Service public restroom at Silver Lake is closed from October to mid-June because of the threat of freezing water pipes. The Brighton Resort is closed in the summer but has agreed to leave restrooms at the Milly Chalet open for visitors year-round, and they maintain them at no public cost.

Potential Development There are still vacant parcels left in this neighborhood under private ownership. Some of these parcels are located off a private right-of-way. The resort also has a separate master plan that is created independently between the resort and the forest service that may contemplate redevelopment of some land in the future. There are multiple areas of concern that may or may not be within the Town's jurisdiction to facilitate.

Vision:

The Brighton loop will be improved to create a small-town center that provides pedestrian facilities to appreciate the natural beauty of the canyon. Some civic facilities may be added in the future to build the Town's identity while preserving history, arts, culture, and the natural environment. The Town will work with partners in the area to collaborate on projects that benefit visitors and residents alike. Transit options should be considered in the future as part of projects requiring collaboration from different agencies. Potential areas for growth in this area may include amenities to residents and visitors with small scale retail or service-oriented businesses. Any growth in this area should focus on maximizing use of existing resources, including existing buildings, and not requiring additional resources needed.

Zoning Considerations:

Building height or stories:	1-2 Stories
Maximum density:	1 dwelling unit per ½ acre
Primary uses:	Residential, small-scale commercial, recreation, utilities, gathering spaces, open space
Prohibited uses:	Large-scale commercial, manufacturing, industrial

Other design features

Promoting Arts, Culture, and History As a small-town center representing the “true” Brighton, the Historic Brighton Loop area will continue to promote arts, culture, and history through thoughtful design efforts or policies and programs.

Off-Street Parking While increasing transit options in the future is a long-term goal. The more immediate danger in the area is the regulation of vehicle parking. Over-crowding leads to parking violations in the area that cause safety problems and prevent the loop from being a walkable district.

Increase Transit Options As the Town of Brighton works with partners in the area, the Town will continue to explore options of increasing transit and transit amenities like shelters and seating. This area should prioritize reducing single-use vehicles and regulate infrastructure to mitigate heavy visitation days.

Mixed-Development or Compact Development Due to the heavy visitation and desire for some increase in amenities for the residents and visitors. This area may see consideration of small, sustainable, mixed-use that can maximize use of land and utilities. Mixed-use buildings may be a solution for increasing services in the area or possible work-force housing. Mixed-use buildings also promote the ability for compact building design that can maximize uses of the property with minimal impact to the land.

Beautiful Gathering Spaces This area may be modified in the future to provide indoor and outdoor gathering spaces to its residents. These gathering spaces may serve as way to bring the community together and celebrate arts, history, and nature or provide important services that improve the quality of life for residents and visitors like garbage collection and restroom facilities. Efforts should be focused on preserving nature, increasing community identify and improving the beauty of the area.

Historic Preservation Efforts to preserve the historic identity of Brighton may be in the form of new ordinances or zoning requirements to dictate the design or re-design of buildings in the

area. Districts may be established to implement policies that preserve the historic character of the area or increase financial ability for the Town to preserve important features.

Case Study: June Lake is a census designated place in Mono County California, that is not quite a full municipality but is a gateway community to the June Mountain Ski Area, June Lake, Gulf Lake in and around the Inyo National Forest. Without additional funding, the June Lake Commerce established a [community center](#) for civic services and public gathering space to host events.

Public Engagement Data: Visual Design Preferences

In steering committee meeting discussions about historic preservation and in the public engagement data many residents expressed the desire to preserve the small-town cabin feel of the community. At the land use workshop residents were asked to give their opinion of different resort community building styles to gauge visual preference trends that might help build a community vision. Figure X shown below shows how many comments relating the image were positive or negative. Overall, people preferred the small single-family cabins show. Images relating to higher density housing were generally regarded as negative. Other images that showed smaller retail or commercial stores on improved streets with sidewalk, curb, and gutter were also regarded as negative by the residents. However, the data collected from this activity does not give full details on the type of historic cabin feel the town may want to consider when preserving building or planning public gathering spaces. It may be necessary to perform a thorough public outreach process to assess what design guidelines should be implemented for public gathering spaces and commercial properties in the Brighton Loop or other areas.






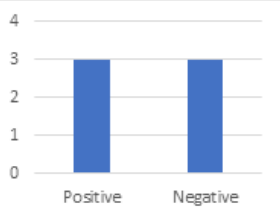
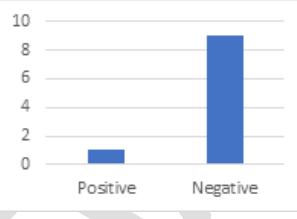
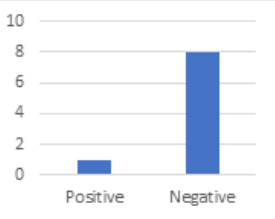

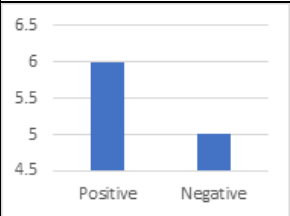
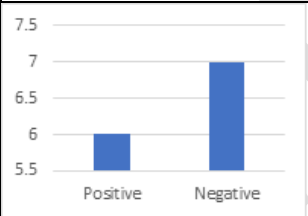
<p>Most people generally liked the scale of the buildings in image #1 and the design but thought the landscaping could be improved with more trees.</p>	<p>In image #2 people liked the use of materials like wood and stone and that it matched the background of the mountain but didn't like the large garages being the focal point of the building.</p>	<p>Most people thought the density was unsuitable for the Canyon but OK for solitude. Many people were concerned about the negative externalities that this brings like types of pollution such as noise and light.</p>																		
<p>Image #4</p> 	<p>Image #5</p> 	<p>Image #6</p> 																		
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<p>The scale of building was described as too large for most of the Canyon. People commented that the landscaping could be improved to help with the scale and the natural colors also help.</p>	<p>Many people disagreed that this image was “too urban” and the infrastructure like sidewalks and overuse of asphalt was unnecessary for Brighton. They also comment on the inefficiency of snow management with buildings so close together.</p>	<p>Similar to Image #5, the closeness of the buildings did not feel compatible with Brighton’s. But others commented on the use of color and need for commercial where appropriate, just not overly dense commercial.</p>																		

Image #7	Image #8	Image #9																		
																				
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<p>On this image, people noted that the building was too large for residential, but the materials and color worked well. Again, there was a concern for more trees and appropriate landscaping to help the building blend in. Many people like the cabin design.</p>	<p>This image raised concern again about problem that arise with increase in density. However, there were residents who strongly supported having some place to walk around and experience the more social aspect of Brighton compared the natural, quiet, open space.</p>	<p>People liked the spacing of buildings in this image with the around of undisturbed land. This image raised concerns for development on ridgelines and in sensitive areas as well as concern for the impact on the trees.</p>																		

Character Area: Lady of the Lake Dispersed Residential

The Lady of the Lake character area is a small residential subdivision established in 1961 (Salt Lake County Records Office, 2017). Since then, the lots have remained under an HOA but have been sold into private ownership.





Total Area	2.84 Acres
Mean Lot Size	.36 Acres
Gross Density	3.87 d.u. per acre
Total Population Estimate	20.9
Total Housing Units	11
Mean Year Built	1968
Zones Present	FR-0.5 Forestry Recreation

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	5	1.59
	Roads and Utilities	3	Incomplete Data
	Single-Family Residential	24	9.46
	Vacant	1	0.05

Location

The subdivision is located almost directly North of Silver Lake. This subdivision is accessed from the Brighton Loop Road and is the dead end of Lady Lake Ln.

Current Conditions

The subdivision was originally platted with 27 lots and private roads that were dedicated as 20 feet wide (Salt Lake County Recorders Office, 2017). These roads are unpaved and maintained by the HOA. During the winter, the roads are closed with no access available except by hiking. During the summer, the unpaved roads are very steep and narrow. The community is also a gated community.

Most of the properties are small cabins with an average year built being 1968. The cabins are surrounded by natural landscape and have heavy tree cover across the properties. The properties labelled as open space in the land use data are owned by Salt Lake City.

Accessing services and utilities for these properties is limited. There is currently no method of trash collection or disposal and water for the properties is not available year-round. Water availability is determined by the private water provider and finalized through a contract between the provider and property owner.

This area is located very close to heavy visitation sites like Camp Tuttle and Silver Lake area that attracts plenty of hikers. This gated community is not fenced and is occasionally impacted from the nearby traffic.

Assets

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation. This area has great access to the natural environment and outdoor recreation opportunities and is located near the Silver Lake Visitor Center and Nordic Center. This area is well preserved and the development in the area has had minimal impact on the natural environment. The roads in this area are private, dirt roads with little impact to water runoff.

Long Standing Neighborhood This older neighborhood has an active homeowner's association that is dedicated to environmental conservation. The HOA has a conscientiously managed private water system. The residents in this area are invested community members that value preservation.

Dense Forest While some areas in Brighton offer wide open views of the canyon, Lady of the Lake Dispersed residential offers secluded, dense forests that provide natural habitat for canyon wildlife. Healthy, old tree systems provide great benefits to the area like helping with stormwater runoff, shelter from sun and mitigating local hot climate trends, and providing clean air.

Challenges

Older Buildings Older buildings in remote areas can provide problems. It may be they have not been updated or modified to meet current safety standards for housing and environmental concerns in the area. Some older buildings may even be using materials no longer used that can impact the environment or human health. It is important that older buildings are maintained and updated to current safety standards.

Fire Mitigation Buildings around densely packed, older forest provide multiple problems and increase the likelihood of a fire causing large problems to adjacent properties and wildlife. Some residents that have cabins in wildland urban interface areas like Brighton also may not live on the property the entire year which, this means if residents are not there when a fire does occur authorities may find out about the fire later. Preparing properties to be resistant to wildfire ahead of time can reduce the risk to people, wildlife, and property.

Remote Access Areas with minimal access have a difficult time accessing public services like police, code enforcement, and fire. Without unimproved roads and property maintenance standards residents may find these properties are at a greater risk of safety, noncompliance, and environmental damage.

Vision: This area will remain a quiet residential subdivision, strongly connected to the natural environment. The changes in this area over time may involve efforts to mitigate natural impacts, like fire hazards, and alterations to the residential structures that do not impact the views or character of the neighborhood.

Zoning Considerations:

Building height or stories 1-2 stories or 30 Ft

Maximum density 3-4 dwelling units per acre

Primary uses Residential, open space, recreation

Prohibited uses Commercial, Industrial, Manufacturing

Other design features

Access Over the years, if changes occur in the Lady of the Lake character area, access should be considered as redevelopment of properties or alterations to existing properties occur. This is mutually beneficial for the property owner to access city services and for the Town and authorities to ensure safety for the community and wildlife.

Landscaping Property owners in this area should consider how property maintenance and landscaping impacts the safety and preservation of wildlife and the community. Alterations in this area should consider the environmental and natural hazard impacts associated with the changes to properties. Tree preservation should be considered in redevelopment projects and

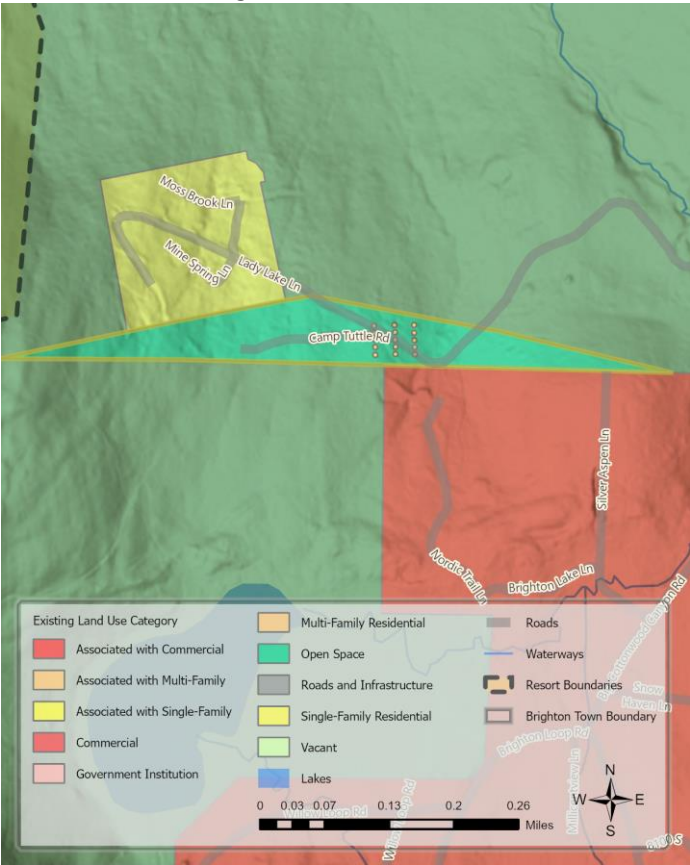
Commented [EO1]: Other comments from steering committee:
STR limits and regulation
Snow impacts road clearing and roof slides
Large amounts of forest have been cut in this area. The Town should regulate the cutting of trees without any development plans
Code compliance

the intensity of the use on the property may need to be regulated to limit the impact on the environment.

Case Study: [Teton Conservation District Wildlife Risk Reduction Program](#) The Teton Conservation District offers a variety of services to residents who would like to improve their properties and reduce wildlife risk. They offer visits to residential properties to assess the safety and preparedness of a property to natural hazards, particularly wildfires. These visits are free and are informative only; the property owner is not punished or fined but merely encouraged to make improvements to the property for the safety of people, wildlife, and the environment. The program will even reimburse residents up to 50% of make improvements to the property. These initiatives may be useful to promote within the remote neighborhoods of Brighton where access to lots is more difficult.



Character Area: Evergreen





Evergreen is located between the Historic Brighton Loop and Lady of the Lake subdivision. It is a US Forest Service Lease area, full of beautiful old growth conifers.

Total Area	5.56 Acres
Mean Lot Size	.347 Acres
Gross Density	2.69 d.u. per acre
Total Estimated Population	21.75
Total Housing Units	15
Mean Year Built	1959
Zones Present	FR-20 Forestry Recreation

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	1	5.41
	Roads and Utilities	0	Incomplete Data
	Single-Family Residential	15	.15
	Vacant	0	0

Current Conditions

The area is located on US Forest Service land. These buildings are accessed from Camp Tuttle Road, a dirt road that connects to Big Cottonwood Canyon Rd. The buildings are owned individually but the land is regulated by the US Forest Service. The area is heavily wooded with conifers and very close to the Silver Lake recreation and Nordic Center area.

Assets

Wilderness Preservation This neighborhood has been very active in the preservation of wildlife and the safety of the environment. They have had to remove trees due to a Basalm Wooly Adelgids infestation. They are a proactive defensible space community.

Recreation This area is very closely connected to outdoor recreation. Sometimes causing problems with people hiking through non-maintained trails. These recreational cabins are a unique feature in Brighton with part-time residents occupying the buildings during the summer months. The cabin neighborhoods in Brighton offer a transitional type of character area between the completely natural landscape and the more typical residential neighborhoods.

Challenges

Land Management This area is under the jurisdiction of the US Forest Service and the Town of Brighton has little land use authority over federal lands. Issues that arise from this area will need to be discussed with the Forest Service and final approval will be from the Forest Service. It is important that the Town of Brighton remain a strong partner to collaborate and solve issues that arise over time.

Invasive Species The preservation of biodiversity in Big Cottonwood Canyon is a priority for the Town of Brighton. This area has had to remove trees in the past to reduce risk of invasive species. According to the 2020 Forest Action Plan from FFSL, 49% of tree mortality in Utah is due to insects. For lodgepole pine trees that are around Big Cottonwood Canyon nearly 68% mortality were attributed to insects.

Coordination To help improve the challenges in this area it will be important for the Town to work closely with the US Forest service to solve future problems or make improvements.

Vision: This area will see little change in the future and will continue to provide seasonal recreational access and views of the natural environment. Alterations to these properties in the future should be reviewed with the intent to preserve or improve the biodiversity.

Zoning Considerations

Building height or stories 1-2 stories or 30 ft

Maximum density No density recommended

Primary uses Open Space, Recreation

Prohibited uses Commercial

Other Design Features

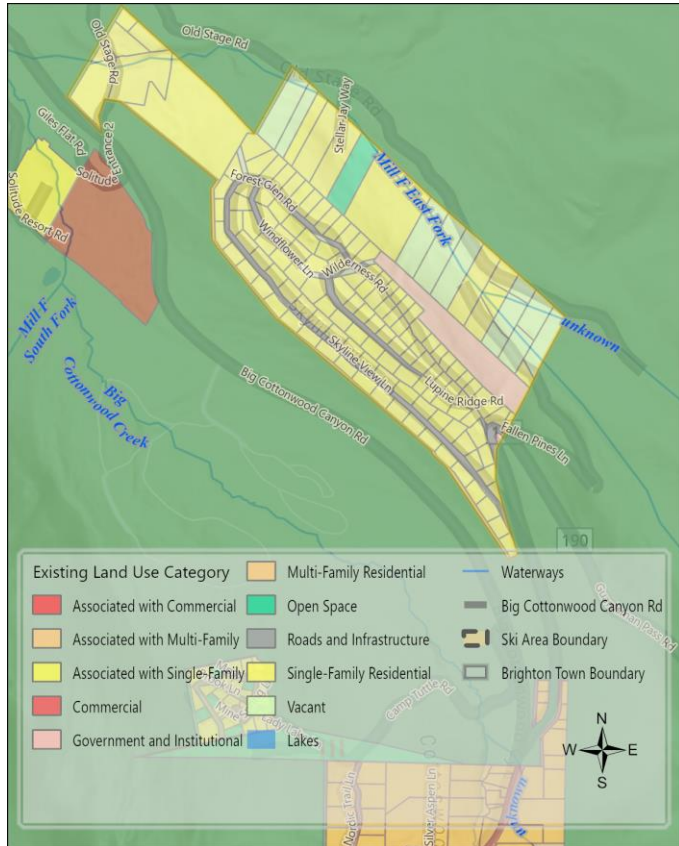
Parking This area may find alternatives to provide year-round parking. These parking alternatives may be sought outside of the character area boundary with partnerships of other groups or property owners.

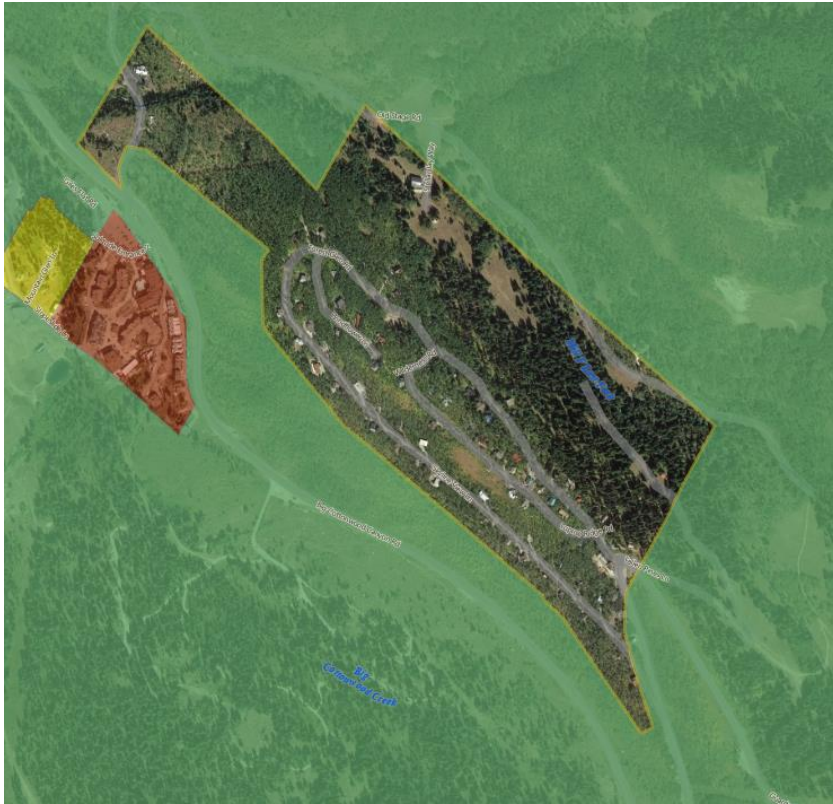
Access Improvements may be done to increase access of services to the area. This includes increasing services for code enforcement, fire, and police. Because this area is so close to heavy traffic areas like Silver Lake and Solitude efforts may need to be done to mitigate these impacts if issues arise related to degradation of the natural landscape.

Supplemental Research: Modifying Residential and Recreational to Better Regulate Land

There are a couple recreational cabin neighborhoods in the Town of Brighton. Most these cabins sit on forest service land and therefore are typically monitored and reviewed under their processes. However, to build a cohesive pattern of land use and development in the Brighton Town boundary it may be beneficial for the Town to adopt similar standards in its land use ordinances that acknowledge these types of recreational uses and offer a general direction for processing and regulation. Cache County is one example of a government agency that has updated its land use codes to acknowledge other non-conventional uses of property beyond the typically use found in urban zoning ordinances. The Town of Brighton adopted its land use code directly from Salt Lake County. Salt Lake County is one of the densest metropolitan areas in Utah, but Brighton's development pattern and conditions are very different than the typical development patterns found in the Salt Lake Valley. [Cache County's Land Use Definitions](#) acknowledge uses like recreational cabin, as use related definition that can help the land use authority in cases where single-family dwelling is not an accurate way to define use. It may be beneficial for Brighton to modify and adopt land use codes catered to regulation of outdoor recreation, natural landscapes, and tourism which are the main uses currently in the canyon.

Character Area: Forest Glen Residential Area





Total Area	49.36 Acres
Mean Lot Size	.53 Acres
Gross Density	1.94 d.u. per acre
Total Estimated Population	186.24
Total Housing Units	96
Mean Year Built	1985
Zones Present	FR-0.5 Forestry Recreation FR-1.0 Forestry Recreation

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	1	2.56
	Roads and Utilities	3	Incomplete Data
	Single-Family Residential	136	103.11
	Vacant	11	18.36

Location

The Forest Glen neighborhood is a collection of multiple subdivisions platted in 1970 on the southside of Highway 190 up Guardsman Pass Road. This neighborhood is higher in elevation than highway 190 in a forest of aspens, many of the properties enjoy pristine views of the canyon.

Current Conditions

The subdivisions in Forest Glen were platted in 1970 and sold individually to private owners. This character area is overseen by a homeowner's association that remains strong and dedicated to improving the neighborhood for its residents.

The area has a mix of old and new houses with the average building age being 1985. The roads are paved but do not have any side treatments, like sidewalk or gutter. The roads in the area are private and access is gated off from the public roads nearby.

The neighborhood is broken up into two subdivisions for the water system configuration: Forest Glen A at the upper entrance from the Guardsman Pass hairpin turn: Forest Glen B/C at the lower entrance from Guardsman pass.

Assets

Minimal, to-scale, Development The development in this subdivision is small and has had minimal effect on the nearby vegetation. The likelihood of new development happening in this area is unlikely due to water and topographic considerations. Buildings may be remodeled in the future and should take into consideration preserving the viewshed of the canyon as well as environmental concerns of construction in a wildland urban interface area.

Long Standing Neighborhood, The residents in this subdivision make up two strong HOAs in the Town of Brighton that are dedicated to improving the community. This provides greater ability to enforce regulations on private properties that may pose a threat to adjacent owners or the environment.

Views This neighborhood has strong powerful views on the canyon that should be preserved. Ordinances in this area may change overtime to preserve the viewshed of the canyon. Other changes to property that may harm the views of the natural landscaped should be modified or regulated via policy or ordinance.

Challenges

Gated Community Gated communities can provide benefits to the neighborhood for security and regulation of traffic. There can be other challenges relating to gated communities like access of services such as mail and delivery packages. This is especially concerning considering that working from home has been increased in the workforce due to the pandemic.

Slopes and Topography The steeper slopes in this area can cause problems relating to preserving the viewshed, water runoff, ground disturbance, and harm to the canyon ecosystem. Alterations in this area should strongly consider the limitations of redevelopment on a steep slope within a wildland urban interface.

Utilities This neighborhood is not on a larger sewer network and relies on individual septic for each property. This can provide problems relating to maintenance overtime of aging facilities that can lead to impact to the groundwater and other related systems.

Road Access This neighborhood is accessed from Guardsman Pass, a heavily trafficked seasonal road that is used during the summer and connects over the mountains into Park City. This road accesses recreational cabins, camping areas, and mountain biking and creates a lot of heavy traffic close to a single-family residential area. In the future, strategies to increase safety and reduce vehicles may be explored to mitigate impacts to the neighborhood.

Vision:

This area will see little change in land use over time but may shift focus toward increasing recreation opportunities for residents and creating safe, environmentally conscious properties that can make the community more resilient.

Zoning Considerations:

- Building height or stories 1-2 stories or 30 ft
- Maximum density 1.94 dwelling units per acre
- Primary uses: Residential, open space, recreation,
- Prohibited uses Commercial,

Other design features

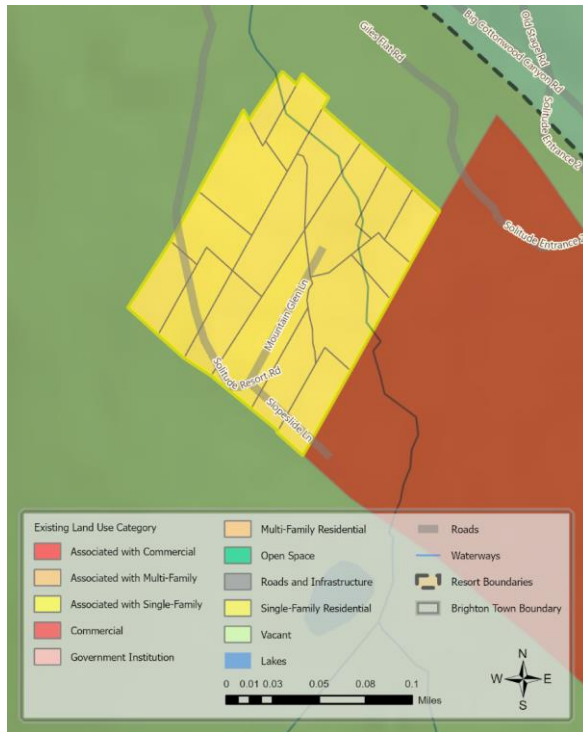
Limiting Use Intensity: This area may need to consider strategies that limit the intensity of uses and impacts to adjacent properties. Alteration of single-family properties overtime may include creating accessory dwelling units, short-term rentals, are simple remodel expansions to increase square footage. These can impact the neighbors and should be monitored to mitigate potential harmful impacts to the land.

Enforcement As owners make enhancements to their property over time, strategies should be considered to monitor the responsible alteration of buildings and land. This may be increasing code enforcement efforts, altering ordinances, or limiting modifications to land that are deemed potentially harmful.

Supplemental Research: Rural Communities on Septic Systems

The EPA provides resources to communities to promote best practices for environmental preservation. Their publication [Smart Growth Fixes for Rural Planning, Zoning, and Development Codes](#) discusses wastewater infrastructure practices that meet development goals. It is important for the Town of Brighton to consider the desired development pattern for each character area in the future then perform a cost benefit analysis of sewer improvements needed. In some cases, such as areas where there is no intention to increase density or redevelop properties it may be more cost effective or energy efficient to use the existing septic systems and promote the responsible maintenance of these systems by property owners. However, when considering best practices for water management planning, it may be more beneficial to create a centralized systems monitored by a government agency. This topic is discussed further in the natural resources, recreation and tourism chapter but in finding potential solutions to water management in the Town of Brighton may be necessary to enact land use planning policies for some areas of Brighton to better regulate water use.

Character Area: Giles Flat





Location: Solitude Village and Giles Flat are on the eastern side of the Solitude Mountain Resort boundary. The area provides much needed commercial, public gathering space, and other amenities to the residents of Brighton.

History

Giles Flat was named for Hyrum Lorenzo Giles who was born in Nantyglo South Wales in 1850. His family came to America and crossed the country in a handcart in 1856. Hyrum's father, Thomas, had been blinded in a coal mining accident in Wales and became known as the "Blind Harpist" for his musical talent. He taught Hyrum to play, and the two traveled from town to town to play for dances that sometimes lasted all night long. It was silver, however, that made Hyrum a rich man. He mined and homesteaded over 600 acres of land at the top of the canyon. He was the owner of the Giles Mining and Milling Company. Giles Flat began as a summer community in the 1960s. It became surrounded by Solitude Mountain Resort in the 1990s.

Current Conditions:

Giles Flat also has its own private water system with a surplus water contract from Salt Lake City. It is supported by an annual fee from its residents.

SEWER All properties are connected to the sewer that is maintained by the Big Cottonwood Canyon Improvement District.

ROADS The roads in Giles Flat are mostly paved, though some are gravel.

Land Management Giles Flat is a small residential community surrounded by high density development. The cabins have evergreen tree cover with minimal effect on the nearby vegetation. Lots were developed one by one and remain under the direction of a Homeowners Association. Planning and Development services for both areas are provided by the Greater Salt Lake Municipal Services District.

Total Area	24.61 Acres
Mean Lot Size	.5 acres
Gross Density	
Total Population Estimate	36
Total Housing Units	12
Mean Year Built	1960
Average Building Height	2-4 Stories
Zones Present	FM-10 Forestry Multi-Family FR-0.5 Forestry Recreation

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	0	0
	Roads and Utilities	1	Incomplete Data
	Single-Family Residential	12	0
	Vacant	0	0

Assets

Access This community close to a plethora of recreation opportunities, the Brighton Loop, and the Solitude Mountain Village amenities. The properties hear can benefit from the proximity by driving less, enjoying social opportunities in public gathering spaces, and having access to amenities that may improve quality of life.

Recreation This community has recreation opportunities right outside their door. The ski resort is adjacent for winter recreation and during the summer residents can find hiking and biking trails in and around the resort boundary.

Challenges

Noise This neighborhood is directly next to Highway 190 which creates excessive noise from traffic. Residents expressed in the public engagement data that communities next to the highway are impacted by this and they would like to see possible strategies to mitigate or reduce this impact.

Light The high density of housing and commercial at the Solitude Village and traffic along the highway means that light pollution effects the adjacent single-family uses. In order to preserve the ecosystem and limit impact to wildlife and habitat the Town may want to consider dark sky compliance guidelines or development buffers around high intensity development in the canyon.

Property Maintenance Single-family lots in Brighton are secluded. Many are located on private roads that don't get normal through traffic and therefore enforcing proper conduct on private properties can be difficult. Some residents in the communities in Brighton have violated the no dogs policy that is enforced for the protection of the water quality. Dogs are not allowed within a watershed boundary. This is a practiced regulation throughout the state. Although some municipalities have adopted ordinances that better regulate these guidelines. The Town may want to consider possible strategies to mitigate this in the future.

Vision

Giles Flat will remain a single-family neighborhood connected to nature. The area may change over time to mitigate impacts from adjacent high intensity development and also to better regulate property maintenance, and alteration of buildings.

Zoning Considerations

Building Height 1-2 stories or 30 Feet

Maximum density: 1 dwelling per half acre

Primary uses: Residential, Open Space, Recreation

Prohibited uses: Industrial, Manufacturing,

Other design features

Lighting This area may see efforts to mitigate lighting at night to preserve wildlife populations.

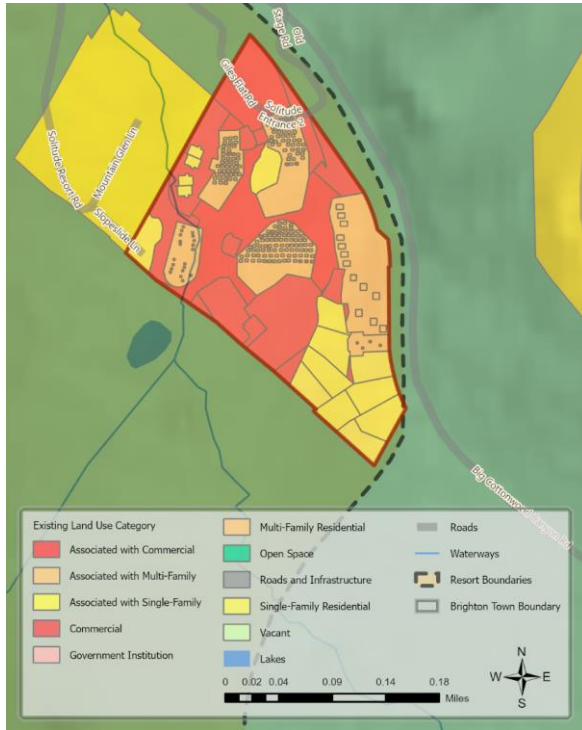
Zoning Examples: Dark Sky Ordinance

During the public engagement process, many residents identified the need to mitigate impacts from adjacent high intensity uses like the Solitude Multi-Family Commercial character area and the Brighton Resort. These areas often cause nuisances to adjacent properties related to parking, infrastructure, and light and noise pollution. Often, cities will enact a dark ordinance to help mitigate this impact to adjacent properties. Dark sky ordinances not only reduce impacts to adjacent property owners but also improve the habitat for nocturnal animals and preserve views of the night sky, a strong cultural asset for many rural communities.

The International Dark Sky Association can be a useful source for potential strategies to reduce impacts of lighting. The association provides [Model Lighting Laws and Policy](#) for Towns to adopt, provides strategies for policy makers, and even makes recommendations for U.S. Homeowners Associations to update CC&Rs.

As of January 2021, Park City has updated their [Outdoor Lighting Code](#) which applies to all new construction requires changes to existing outdoor lighting be made by December 31, 2024. The change requires that outdoor lighting must be 3,000 degrees Kelvin.

Character Area: Solitude Multi-Family and Commercial Area





Total Area	24.61 Acres
Mean Lot Size	.086 Acres
Gross Density	9.38 d.u. per acre
Total Population Estimate	448.14
Total Housing Units	231
Mean Year Built	1998
Average Building Height	2-4 Stories
Zones Present	FM-10 Forestry Multi-Family FR-0.5 Forestry Recreation

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	31	7.6
	Government and Institutional	1	0.01
	Multi-Family Residential	217	6.52
	Open Space	0	0
	Roads and Utilities	1	Incomplete Data
	Single-Family Residential	35	10.47
	Vacant	0	0

Location

Solitude village is on the eastern side of the Solitude Mountain Resort boundary. The area provides much needed commercial, public gathering space, and other amenities to the residents of Brighton.

History

The quality of Utah's snow has attracted many snow enthusiasts through the years. One of those was Bob Barrett, a hard-rock uranium miner from Moab who began to buy old mining claims, carve ski runs, and build an A-frame lodge. He opened Solitude in 1957 with two lifts. The name Solitude was given to this area in the 1800's by miners experiencing the peaceful lack of wind.

The DeSeelhorst family became involved in the late 1970's. They brought needed planning, vision and financing to create an intimate alpine resort village. The Creekside condominiums and Inn at Solitude were built in 1996. The Village was completed in 2001. Solitude grew steadily into a world-class destination resort. It was purchased by Deer Valley in 2015, then by Alterra in 2018.

The winter snow average is 500 inches of fresh powder, and the highest elevation is 10,035 ft. at the Summit lift. Services include 6 restaurants, 8 lifts, a Nordic Center, retail shops, equipment rental and repair shops, condominium rental management services, grocery store, private clubs, Club Solitude recreation center, two large day lodges and event center, and a variety of four-star overnight accommodations. Solitude is also open for summer dining and special events. The Sunrise lift offers summer rides for hiking, mountain scooters, biking, and disc golf. Rental equipment is available.

Current Conditions

This area is considered high density mixed-use and is the only one of its kind within the town boundary. The village has multiple restaurants open seasonally and high density 3-4 story housing in a walkable area.

Because the village is privately owned the area is fully improved with paved walking paths, parking lots, and maintained gathering spaces with benches. The area is adjacent to passive and active recreation opportunities that residents and visitors can enjoy year-round.

Solitude Mountain Resort is an active partner with the Town of Brighton and works with them to schedule public events, solve local issues, and improve the canyon experience for visitors. Solitude Mountain Resort also leases land from the US forest service and therefore the US forest service reviews and approvals all changes that happen with the resort boundary.

Water is provided for Solitude Village from the Alta Tunnel, a resort-owned private company that holds a surplus water contract from Salt Lake City Public Utilities. Pipeline construction, maintenance, and testing are provided by the company.

SEWER. All properties are connected to the sewer that is maintained by the Big Cottonwood Canyon Improvement District

PARKING. There is no parking available on the community roadways. The only parking is on private land designated by owners for their own use, or in the resort parking lots.

Assets

Small Scale Commercial A variety of commercial stores are in the village including restaurants. Due to the greater access of water availability on the resort property increase in density and commercial options is more feasible. The resort may see additional growth over time to add amenities or increase capacity for recreation options particularly in the summer.

Public Gathering Places The upper village is a year-round gathering space for visitors and residents. Public amenities are always available, including access to restrooms, trails, restaurants, biking trails, disc golf, summer lift service, and Alpine and Nordic winter recreation. The lower moonbeam area is closed during summer, although there are occasional special events scheduled there.

Multi-Use Hub Public amenities are always available, including access to restrooms, trails, restaurants, biking trails, disc golf, summer lift service, and Alpine and Nordic winter recreation. The lower moonbeam area is closed during summer, although there are occasional special events scheduled there. It also includes a small store, health clinic, and several restaurants within walking distance. The area is well designed to invite public stewardship and appreciate of mountain spaces. Above the small shops in the village are there are condos that are used as seasonal vacation homes and some workforce housing.

Tourism Solitude resort has a high capacity for visitors and hosts many public gathering events all year, particularly in the summer. This is the most likely area for visitors to have a longer visit and spend money due to the multiple amenities and commercial and retail options available compared to the other character areas.

Challenges

Parking Solitude sees a high number of visitors during the winter months and may not always have the off-street parking requirements necessary to safely park all the vehicles. Many residents said in the public engagement data that on-street parking along Big Cottonwood Canyon Road is a major safety concern. It has been expressed that this issue is present at both entrances to the resort property. The ability for visitors to use personal vehicles and may even be travelling with 1 person per vehicle increases the likelihood of illegal parking problems and decreases for residents, visitors, and wildlife.

Potential Development Solitude Mountain Resort is a private company on land owned by the USFS. Therefore, the Town of Brighton has limited say in the future development or land use trends in this area. While it is a wonderful amenity for the community, it may change over time to increase economic viability for the resort. The Town of Brighton may not be able to mitigate all changes that may come up in the future.

High Density While the use of high density in this area is appropriate and properly monitored, it may be necessary to mitigate impacts of high density on adjacent properties. The buildings in this area are taller than most buildings in the canyon and have the potential to impact the viewshed, disrupt the natural habitat, and be a great burden on the natural resources. It may be appropriate for the Town of Brighton to explore strategies to mitigate these potential detrimental impacts. Excessive lighting of the village center is one example of wildlife disruption. The Town may want to explore dark compliance guidelines that can help prevent degradation of the natural habitat.

Vision:

The Town of Brighton would like to keep enjoying the community amenities in this area and collaborating with Solitude Mountain Resort while mitigating the impact of high intensity tourism and recreation on the town infrastructure and transportation network.

Zoning Considerations:

- Building height or stories 3-4 stories

- Maximum density 9-10 d.u. per acre

- Primary uses Mixed-use, Small-scale commercial, active recreation

- Prohibited uses Industrial, Manufacturing

- Other design features

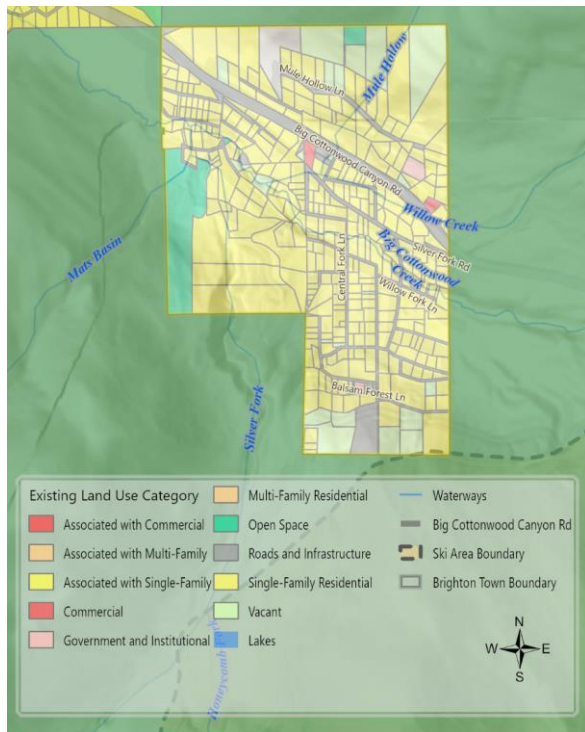
Transit The Town of Brighton would like to review areas of high intensity visitation and develop strategies to reduce the number of single-occupancy vehicles. This may be done through

possible solutions of expanding transit in the Canyon that could also reduce the number of vehicles on Big Cottonwood Canyon Rd.

Coordination To help improve the challenges in this area it will be important for the Town to be a resource for Solitude Mountain Resort to promote public outreach that fosters a sense of stewardship and appreciation of the cultural and natural history of the canyon. It will also be important to coordinate with Solitude and the US forest service when responding to changes that might occur with the resorts Master Plan or changes occurring on the forest service land.

High Density From the public engagement data, this is one of the few areas in the Brighton where residents would be acceptable to an increase in density that does not burden the infrastructure or impact the natural landscape. The increase in density may be able to help sustain a demand for increase in transit options that the residents of Brighton would like to prioritize. Another solution to consider reducing the number of single-occupancy vehicles in the canyon is by providing more workforce housing during the winter recreation months. This area may be suitable for increase in density to accomplish other goals in the plan.

Character Area: Silver Fork Residential Area





Total Area	68.45 Acres
Mean Lot Size	.34 Acres
Gross Density	2.9 d.u. acre
Total Population Estimate	380
Total Housing Units	200
Mean Year Built	1968
Average Building Height	1 Story
Zones Present	C-V Commercial Zone FR-0.5 Forestry Recreation Zone FR-1 Forestry Recreation Zone
Land Uses Present	Single-Family Residential, Open Space, Vacant, Commercial, Government & Institutional, Utilities

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	2	.62
	Government and Institutional	2	.97
	Multi-Family Residential	0	0
	Open Space	2	1.05
	Roads and Utilities	22	Incomplete Data
	Single-Family Residential	327	152.39
	Vacant	28	20.92

History

Big Cottonwood Lumber Company, organized in 1854 by Brigham Young, Daniel H. Wells and others, erected two water-powered sawmills and a small shingle mill in Silver Fork. Log homes, stores, a church, and post Office were built to accommodate families. In time the sawmills relocated and the lumber camp was partially abandoned. The camp came back to life in the 1870s when silver mines sprung up in Silver Fork and Honeycomb Canyons, among them The Prince of Wales Mine, the Highland Chief, the Warrior, the Lucky Dutchman, Little Dollie and the Antelope Group Mines developed by the Walker Brothers. A small smelter was built in 1871 by Wightman & Co. The mining boom ended in the mid 1880's, and the camp was abandoned again. In 1893, the area was homesteaded by Joy Dunyon who ran sheep in the fork for many years. Around 1925, the Dunyon family subdivided the land, and the present community of Silver Fork with its many summer homes and mountain cabins came to be. (Source: Jacob Barlow <https://jacobbbarlow.com/2014/08/21/silver-fork/>)

The Silver Fork Pipeline Corporation (SFPC) was formed by local residents in 1952 to deliver culinary water to the Silver Fork Community. Half inch pipes were installed in the open ditches dug by the Hulse and Neilson families when Silver Fork was developed as a summer community during the 1930's. The water source is overflow from the Kentucky-Utah Mine. Over the years, the pipeline has been upgraded to durable six-inch PVC pipe. A certified water operator helps maintain the mine, tank, and the corporation lines. SFPC complies with all Utah State testing requirements to provide the highest quality mountain water to its shareholders.

Current Conditions

Location. Silver Fork is located between Mile Marker 12 and 14 on Highway 190, and is bordered on all sides by US Forest Service land.

WATER. Water is provided to residents by the Silver Fork Pipeline Corporation (SFPC), a shareholder-owned private company that holds a surplus water contract from Salt Lake City

Public Utilities. Pipeline construction, maintenance, and testing are provided by the company with financial support from shareholders' annual fees.

SEWER. The entire community of Silver Fork has been connected to the sewer. Each homeowner is responsible for the monthly fee that supports the maintenance and processing provided by the Big Cottonwood Canyon Improvement District (BCCID).

ROADS. This area has mostly paved 10 ft wide roads with no curb or gutter and some unpaved roads. The roads and houses have been developed among the natural landscape and, at times, are heavily hidden by trees. The topography varies in this area and on some properties the topography can slope greater than 30% creating steep access roads in some places. Snow removal is provided by Big Cottonwood Rotary Plow, a private subscription service where homeowners pay a set seasonal fee. The southside roads were repaved by the Big Cottonwood Canyon Improvement District in 2012, when the sewer was put in.

PARKING. There is no parking available on the community roadways. The only parking is on private land designated by owners for their own use.

RECREATION. Residents are fortunate to be in walking distance to year-round world-class recreation, including alpine, backcountry, and cross-country skiing and boarding. Summer trail access includes Silver Fork Canyon, Greens Basin, Beartrap Fork, and Willow Heights.

LAND MANAGEMENT. This residential community is the largest community in the canyon. It has no Home Owners Association. Planning and Development is provided by the Greater Salt Lake Municipal Services District. Lots have been developed one by one since the 1930's. The average building age is 1968. There are no existing buildings from the logging or mining era, although some mining equipment remains high in Honeycomb Canyon above Silver Fork. The Forest Service has reclaimed most of the mines.

Assets

Long-Standing Accessible Neighborhood Silver Fork is an accessible, non-gated community adjacent to outstanding trails such as Willow Heights and Silver Fork Canyon. One of the denser single-family residential neighborhoods in the Canyon with some small commercial this area stands out on its own as a strong community with the largest amount of year-round residents.

Historic Commercial The history of this area has given it an historic identity that many residents cherish. The Silver Fork Lodge Restaurant still serving residents today is a landmark and source of pride in the canyon.

Diverse Ecosystem The boundary of this character encompasses an aspen forest on the northside of highway 190 and evergreen forest on the southside where many of the single-

family dwellings sit. This neighborhood is also the meeting place of four creeks joining Big Cottonwood Creek that flows out of the canyon. This area stood out in the public engagement data as a popular place for wildlife siting like moose.

Challenges

Older Buildings It is important that buildings be regularly updated to meet current safety standards. Updated buildings also prove to be more energy efficient and resilient to natural hazards. The buildings in this neighborhood are older cabins that may not be meeting adequate compliance with safety standards, this is further exacerbated by the complex private street network in the neighborhood that lack of accurate property lines or road right of ways.

Old Infrastructure The utility lines in this neighborhood have been long established and evolved into a complex tangle of electricity, broadband, and cell phone service line that make it difficult for residents to receive adequate services or update existing service lines without damaging the overall network. Utility lines usually exist within established easements created at the time the land was subdivided or they exist within a public right of way. This neighborhood is so old that existing easements may not exist or may not accurately identify where the line is on the ground. The same situation is present for the privates. Some roads were not established on the actual legal description and have existed for long periods of time. This means fixing these problems will take coordination between many public and private parties and possibly studies to identify possible solutions.

Vacant Residential This area has been identified in the public engagement data as being heavily used for short-term rentals in the Canyon or having problems related to short-term rental use. The road network, topography, and overall lack of services, leads to misuse of short-term rentals on some private properties. It is difficult for these areas to be monitored by code enforcement or law enforcement and leads to lack of accountability by property owners.

Topography The roads in this area some of the steepest in the canyon that access residential properties. There are many full-time residents in this area that have expressed the dangerous conditions of the roads in the winter. This is especially concerning for code enforcement and emergency vehicles that may need to access remote properties during emergencies.

Vision

This area will see minimal changes in uses and continue to improve infrastructure for residents to increase safety and code enforcement efforts.

Zoning Considerations:

Building height or stories 1-2 stories or 30 ft

Maximum density 2-3 d.u. per acre

Primary uses Residential, small-scale commercial,

Prohibited uses Multi-family, Large-scale commercial, manufacturing

Other design features

Parking This is not a gated community and has a high concentration of short-term rentals that have been described in the public engagement data as a nuisance and necessary to further regulate. The small lots located on small, unpaved, and sometimes steep roads have made parking management on individual lots a problem. It may be necessary to update land use codes to better regulate parking on single-family lots, modifying parking and land use regulations for short-term rentals and update minimum driveway standards access.

Utilities This is a higher density area that has had a pattern of developing lots one at a time. The lack of unified development or development on standards minimum standards to create efficient and non-intrusive utility systems has caused problems as property owners today seek to update individual services. It may be necessary to review existing utility conditions and assess where land use codes can help create a neighborhood network that meets minimum service standards and reduces impacts to the environment. Updating utilities for an entire service area can also help reduce costs and reduce the impacts of construction on the natural environment. This topic is discussed further in the natural resources, recreation, and tourism chapter.

Character Area: Pine Tree Neighborhood



Total Area	18.09 Acres
Mean Lot Size	.48 Acres
Gross Density	1.9 d.u. per acre
Total Population Estimate	68
Total Housing Units	35
Mean Year Built	1973
Average Building Height	1 Story
Zones Present	FR-1 Forestry Recreation Zone
Land Uses Present	Single-Family Residential, Open Space, Road and Utilities, Vacant

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	10	43.23
	Roads and Utilities	7	Incomplete Data
	Single-Family Residential	69	26.07
	Vacant	7	6.11

Location

Current Conditions

Pine Tree subdivision was platted in 1957 and lots were sold separately and independently developed. Some of the roads in this area are paved with no other side treatments like sidewalk or gutter. Some of the roads in this area are 1 way dirt roads where only property owners have access to the road. Some of the roads are owned.

Assets

Minimal Development – This area has had little impact from development. The buildings in this neighborhood are generally small 1 story cabins that house up to one single-family. Roads not maintained leave little impact on the wildlife in the area.

Long Standing Residential Neighborhood – Long established single-family neighborhoods can provide vital residential fabric to a community. Residents of long-standing neighborhoods are often more involved in their community and have a greater sense of pride of the property and neighborhood.

Recreation - Pinetree is adjacent to Spruces Campground, one of the most popular and versatile recreation sites in the canyon. Residents have easy winter, spring, and fall access to that area. However, Spruces is closed in summer to everyone but campers. The popular trail to Green's Basin is open year-round and runs adjacent to upper Pinetree.

Natural Open Space –The forest in this area is full of conifers that have remained healthy due to the abundant water naturally available in this area. The small development of properties has had minimal impact to the biodiversity.

Challenges

Older Buildings – Older neighborhoods have the disadvantage of not being built to current safety standards that may cause damage to adjacent properties or the natural landscape. Overtime, assessments should be done to consider the health of the buildings, and their resilience to natural hazards. Buildings should be updated where adequate safety standards are not being met.

Small, Non-maintained Roads – Where roads are not publicly owned, it becomes very difficult to provide services to properties. These services may include emergency services like fire and medical or code enforcement services. Properties in this may be violating local or state ordinances and property observation and reporting of these violations is necessary to create compliance.

Utilities – Where access to the properties is limited, utilities may have difficult time running efficiently or being updated. This can happen for the individual property owner or for the whole community. The properties in this are on their own water system which can make the water vulnerable to possible issues financial, legal, or infrastructure based. The properties in this area are also not on a central sewer system.

Vision:

This area will see minimal changes in the future regarding land use. Roads and infrastructure should be improved to adequately meet safety standards set by the Town. Alterations to properties should emphasize sustainability and environmental preservation.

Zoning Considerations:

- Building height or stories 1-2 Stories or 30 ft
- Maximum density 1.9 d.u. per acre
- Primary uses Residential, Open Space, Recreation, Utilities
- Prohibited uses Manufacturing, High Intensity Commercial
- Other design features?

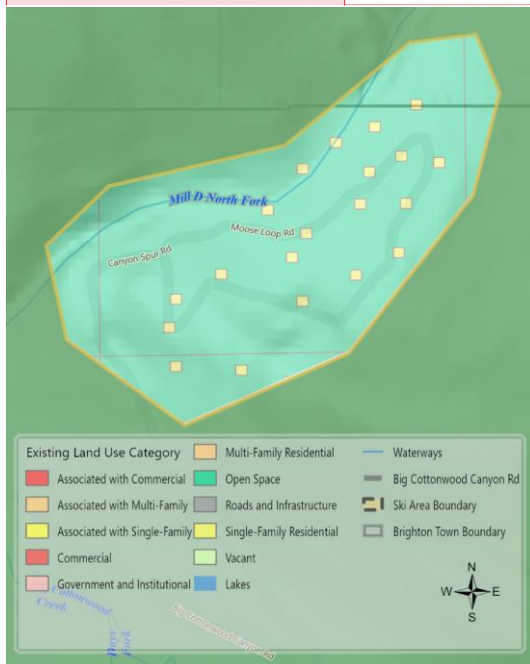
Design Alterations to Mitigate Impacts of Snow – Roof materials, pitch, and setbacks, should all be considered in future develop to mitigate impacts of potential rooftop avalanches. Grading of driveways and roads should be reviewed for safety standards and for extreme winter conditions.

Utilities – Water and sewer should be closely monitored in this due to close proximity of development near open sources of water. Improvements should be made to make utilities safer and more sustainable for the community.

Enforcement – Efforts may be increased to monitor code enforcement on private and remote properties in this area. This may be done with increase in staff capacity, time, or by ordinance change. Efforts should focus on the enforcement of short-term rentals, parking, and safety.

Emergency Services – Where it is possible to expand emergency services in remote areas, this should be prioritized if it does not cause degradation to the natural environment.

Character Area: Mill D Cabins



Commented [E02]: Is there other information that should be added? This area is mostly monitored by the US forest service but adding more existing conditions might be beneficial.



Total Area	
Mean Lot Size	
Gross Density	
Total Population Estimate	32.3
Total Housing Units	20
Mean Year Built	
Zones Present	FR-0.5 Forestry Recreation Zone

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	2	2.7
	Roads and Utilities	0	Incomplete Data
	Single-Family Residential	20	0
	Vacant	0	0

Current conditions

The Mill D cabins are a collection of recreational cabins on US Forest service land. These cabins are owned by individual property owners and work through the US forest service for

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maintenance and modifications to the properties. The roads in this neighborhood are not paved. Water use is limited to seasonal access only during the summer months.

Land Management This area is under the jurisdiction of the US Forest Service and the Town of Brighton has little land use authority over federal lands. Issues that arise from this area will need to be discussed with the Forest Service and final approval will be from the Forest Service. It is important that the Town of Brighton remain a strong partner to collaborate and solve issues that arise over time.

Vision: This area will see little change in the future and will continue to provide recreational access and views of the natural environment. Alterations to these properties in the future should be reviewed with the intent to preserve or improve the biodiversity.

Zoning Considerations:

Building height or stories: No recommended height

Maximum density: No recommended density

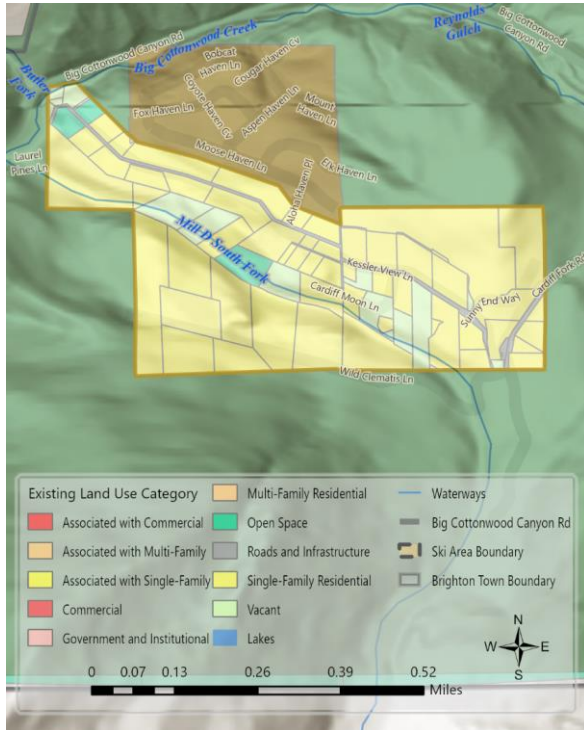
Primary uses: Residential, Open Space, Recreation, Utilities

Prohibited uses: Manufacturing, High Intensity Commercial

Other design features

Coordination To help improve the challenges in this area it will be important for the Town to work closely with the US Forest service to solve future problems or make improvements.

Character Area: Cardiff Residential Area





Total Area	9.29 Acres
Mean Lot Size	1.42 Acres
Gross Density	1.8 d.u. per acre
Total Population Estimate	32.3
Total Housing Units	17
Mean Year Built	1967
Zones Present	FR-0.5 Forestry Recreation Zone

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	0	0
	Multi-Family Residential	0	0
	Open Space	2	2.76
	Roads and Utilities	2	Incomplete Data
	Single-Family Residential	48	82.13
	Vacant	14	8.83

History

On April 13, 1914, the Water Rights for the Cardiff area were passed down from the Branborg family under a judgement from Utah's Third District Court. Ultimately Salt Lake Public Utilities

granted water rights to the original cabin owners. There are currently forty-one shares in the community.

On July 27, 1982, Articles of Incorporation for Cardiff Fork Property Owners (CAPO) were established. The Articles state that the Corporation will:

1. Foster closer relations among property owners and private and public entities in the canyon.
2. Preserve the natural beauty of the area.
3. Provide a representative to the Big Cottonwood Canyon Association meetings.
4. Improve the privacy afforded all property owners.
5. Maintain the gate at the entrance from Big Cottonwood Canyon Road.
6. Improve upon the water quality serving area residents.

Current Conditions

Location. Cardiff Fork is located between Mile Marker 10 and 11 on Highway 190, and is bordered on all sides by US Forest Service land.

WATER. Water is provided to residents by the Cardiff Area Property Owners, a shareholder-owned private company that holds a surplus water contract from Salt Lake City Public Utilities. Pipeline construction, maintenance, and testing are provided by the company with financial support from shareholders' annual fees.

SEWER. The Cardiff Fork Community is not connected to the sewer, and so is not eligible to have short-term rental properties.

ROADS. This area has mostly gravel 10 ft wide roads. The roads and houses have been developed within the natural landscape and are mostly hidden by trees. Snow removal is provided by a local private service where homeowners pay a set seasonal fee.

PARKING. There is no parking available on the community roadways. The only parking is on private land designated by owners for their own use.

RECREATION. Residents are fortunate to be close to recreational opportunities, including backcountry, and cross-country recreation. Trail access includes the Greens Basin Trail, Butler Fork Trail, and Spruces Campground.

LAND MANAGEMENT. Planning and Development is provided by the Greater Salt Lake Municipal Services District. Lots have been developed one by one since the 1946. The average building age is 30 years.

Assets

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation. Future development is limited by water availability and use restrictions.

Recreation This area has great access to recreation and natural wildlife. The Mill D North Fork stream is located North of the area and runs toward S.R. 190.

Challenges

Older Buildings Older cabins may need to be reviewed for compliance with minimum safety standards and may need to be improved for proper resistance from natural hazards like wildfire.

Access This area is open year-round and includes a snow play area for visitors which creates complications for parking and congestion that block the roadways. There is an ongoing discussion about whether this area should be closed during the winter. Those wishing to access the community by car face many complications.

Vision: This long-standing neighborhood will see minimal changes in land use and stay strongly connected to nature. There will be continued efforts to mitigate natural hazards like wildfire.

Zoning Considerations:

- Building height or stories 1-2 stories or 30 Ft

- Maximum density 1 dwelling unit per half acre

- Primary uses Residential, Open Space, Recreation

- Prohibited uses Commercial, Manufacturing,

- Other design features

Utilities - There may be efforts to increase the utilities in this area that can expand services like broadband, water, electric, and emergency services.

Road - There may be efforts made to make the roads clearer especially when during seasonal or weather create obstructions like snow, water runoff, and other debris like large rocks and falling trees.

Character Area: Mt. Haven





Location	Mt. Haven neighborhood
Parcels	99
Total Area	31.86 Acres
Mean Lot Size	.32 Acres
Gross Density	1.6 d.u. per acre
Total Population Estimate	96.9
Total Housing Units	51
Mean Year Built	1981
Zones Present	FR-0.5 Forestry Recreation Zone
Land Uses Present	Single-Family Residential, Vacant, Open Space, Government and Institution, Roads and Utilities

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	0	0
	Government and Institutional	2	.46
	Multi-Family Residential	0	0
	Open Space	4	0.86
	Roads and Utilities	2	Incomplete Data
	Single-Family Residential	85	28.54
	Vacant	6	2.0

Current Conditions

The Mt Haven subdivision was platted in the 1960s and then sold individually to property owners for development. The average building age in this area in 1981. Although this neighborhood have a paved to access the subdivision from S.R. 190 most of the roads in the area are unpaved with so side treatments like curb or gutter. The properties have been minimally developed and are not landscaped.

The access road from S.R. cross Big Cottonwood Canyon creek via a bridge and then has a very steep incline to reach the elevation of the neighborhood on the South ridge on the other side of the creek.

This neighborhood is a gated community and therefore presents some problems with access for services like code enforcement, mail delivery and emergency services.

Assets

Minimal, to-scale Development The development in this is subdivision is small and has had minimal effect on the nearby vegetation. This is very important

Long Standing Neighborhood The residents in this neighborhood are proactive and dedicated to the continued preservation of the land. They have been active in defensible space efforts to mitigate impacts from potential wildfire in the summer.

Natural Landscape – This neighborhood is very secluded and due to the minimal development sits among a flourishing ecosystem with wildlife and moose. The conifer population in this area is healthy.

Challenges

Older Buildings The older cabins in this area may need to be reviewed for minimum safety standards like fire and energy efficiency. Potential neglect of modifications of buildings can lead to impact to adjacent properties or impacts to the landscape and ecosystem.

Access The topography and gated access of this neighborhood presents problems that can become when severe during times of urgency like emergency services or natural hazards where presents of third party agencies to intervene is necessary for preservation of the natural land and ecosystem.

Public and Private Land Some of the neighborhoods in Brighton are so old that complications arise between public and private land and the stewardship and responsibilities required to care for land in sensitive areas. It may be necessary to work with properties to help improve shared interests like roads for access, utilities, and other services.

Vision: This area will see minimal change in land use in the future but may see an increase in road improvements to increase safety and make the neighborhood more resilient.

Zoning Considerations:

Building height or stories 1-2 stories or 30ft

Maximum density 1-2 d.u. per acre

Primary uses Residential, Recreation, Open Space

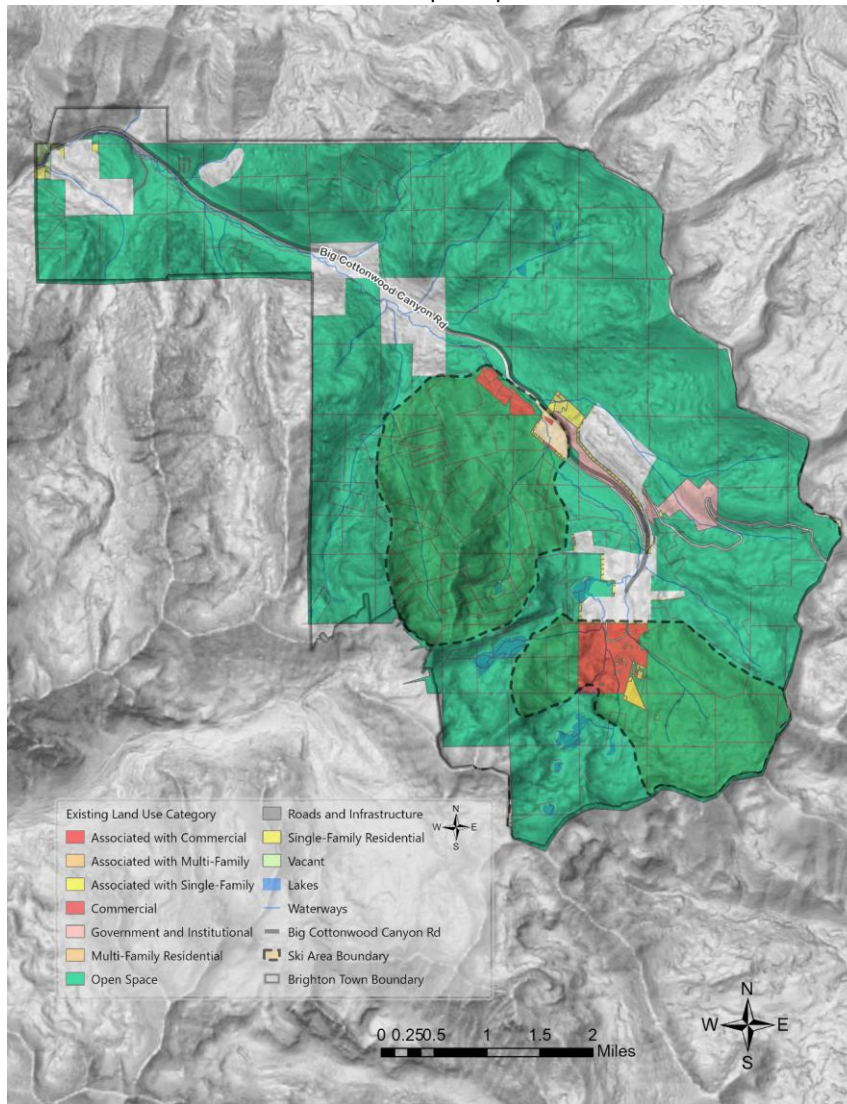
Prohibited uses Commercial, Manufacturing, Industrial

Other design features

Utilities – There may be efforts to improve utilities and utility efficiency overtime. Utility can be related to any services provided to the individual properties like culinary water and sewer, broadband, mail, trash collection. Some services in this area are not provided year-round even though there are year-round residents in this area.

Access – The same as utilities, it may be necessary to work with property owners down the road to work on issues related to access.

Character Area: Natural Lands and Open Space





Total Area	2,885.76 Acres
Mean Lot Size	8.90 Acres
Gross Density	.039 d.u. per acre
Total Population Estimate	114
Total Housing Units	60
Mean Year Built	1960
Zones Present	FR-1 Forestry Recreation Zone FR-20 Forestry Recreation Zone FM-20 Forestry Multi-Family Zone FM-10 Forestry Multi-Family Zone
Land Uses Present	Single-Family Residential, Vacant, Open Space, Government and Institution, Roads and Utilities

Land Use Distribution	Zone	Parcel Count	Area in Acres
	Commercial	11	156.03
	Government and Institutional	1	172.88
	Multi-Family Residential	0	0
	Open Space	304	2,520.83
	Roads and Utilities	13	Incomplete Data
	Single-Family Residential	84	25.97
	Vacant	3	9.95

Location

The natural lands and open space character encompasses all the land within the Brighton Town boundary not currently included in the previous character areas. This mainly includes all of the US forest service land, most of the boundaries of the two ski resorts, and other land not privately owned like the utility land owned by Salt Lake City corporation. The character area boundary was created because much of the land held in the ownership of these entities (US Forest Service and SLC) are already considered in larger master plans to be preserved as natural land and open space and used for natural resources or recreation. It is unlikely the land included in this character area will be redeveloped or sold off. The Town of Brighton has minimal jurisdiction over the future of these lands and has very limited land use authority over the future use and development.

This area will be discussed in greater detail in the Natural Resources, Recreation, and Tourism section of this General Plan.

Current Conditions

This area is the natural landscape of the canyon that is dispersed with recreation, natural features like water and mountains, and outdoor recreation sites including the two ski resorts. This area includes a couple of campgrounds and some recreational cabins that may be individually owned but are regulated through the US Forest Service.

A couple parking lots are available for visitors using the recreation facilities or trails with some amenities like bathrooms and wayfinding signs dispersed at trailheads.

There are many trailheads, with or without parking and amenities throughout this character area. Some of the trailheads are clearly identified by the US Forest service and are maintained by that agency. There are other unofficial trails in the canyon many locals or others have started to use. Some of the recreational uses in the area may be welcome and others may be considered harmful, or a nuisance depending on the location and impacts to the land they have caused.

Assets

Natural Environment This character area offers the greatest opportunity to see and experience the natural beauty of the canyon. Trails that extend up along the ridges of the canyon can help visitors access pristine water sources and view the canyon beauty from higher elevation. The wildlife in the canyon lives mainly in this character area since it is not developed and not owned by private property owners. The lakes in higher elevation at the upper part of the canyon feed into the small streams and rivers that carry water down into the Salt Lake Valley.

Recreation This area is used almost exclusively for recreation and natural resource purposes. The two ski resorts in the canyon take advantage of the snow during the winter months and offer alpine skiing and snowboarding and Nordic skiing. Many residents in the area used the smaller hiking or biking trails as cross-country skiing trails during the winter.

During the summer, the canyon is used for a variety of outdoor sports. The most popular uses are hiking and mountain biking. Backpacking can occur sometimes when people want to climb the higher elevation and stay for a couple nights. Another, less popular, use of the canyon during the summer months is the amount of photography, events and other social activities people like to do while experiencing the canyons beauty. A major problem identified by residents during the public engagement was that many people use the Cardiff trailhead area and parking lot to take pictures. This is a very common family activity in Utah. Combined with the heavy trail use for hiking and biking the Cardiff trailhead has been identified as a major concern by Brighton residents and agencies.

There are recreation cabins dispersed throughout this character. There are other smaller cabins throughout the character area such as the cabins used for the Brighton Girls Camp during the summer and the other cabins and buildings used in the summer located in the Brighton Resort boundary.

Natural Resources This character area is home to the amazing natural resources offered in the Canyon. The amazing views, crystal clear lakes, diverse forests and ecosystems, wildlife and other natural features make this canyon beautiful and precious to the Wasatch Mountain Range. The care and stewardship of these natural resources will be vital to the future and success of the Town of Brighton. The natural resources in this area have also been the incubator for the rich heritage and cultural history of the canyon that has helped shape the town community and the essential goals and vision of this general plan.

Challenges

Environmental Degradation As previously stated, this character area is precious to the canyons natural and cultural resources and heritage. It has been identified in the priorities that the continued preservation of the canyon's natural features is one of the most important priorities for the community. Environmental degradation may cause problems not only for the residents but for the Wasatch Mountains and Salt Lake Valley. The heavy visitation that has seen increase in the recent years has taken a toll on the canyon's amenities, infrastructure, street level of service, ecosystem, and wildlife. It will be a major priority for the Town of Brighton to preserve these resources to keep and uphold the community built around the canyon's beauty.

Traffic and Congestion The increase in traffic, parking, and congestion in the canyon impacts the residents, infrastructure, and wildlife. Long term traffic problems can result in environmental that includes, but is not limited to, decreased air quality, decreased water quality, flora and fauna, and utilities.

Private and Public Lands Interaction The Town of Brighton is a unique situation. The town was incorporated with the boundaries that also include the US Forest service land. Over 80% of the land in the town boundary is federally owned. This means that the Town has a limited jurisdiction over the future use of the land. The relationship between these two entities will be crucial in the continued preservation of the canyon. Efforts to be a mediator, facilitator, steward and collaborator between entities will be necessary to preserve the canyon landscape.

Vision: This area will see minimal change in the future except for the increase in recreation opportunities or amenities provided to visitors and residents. Transportation options may change to improve the environmental quality of the canyon and preserve the natural environment. Amenities provided to visitors should be respectful of limited resources available and foster responsible stewardship of the canyon.

Zoning Considerations:

- Building height or stories 1-2 stories

- Maximum density No density recommended

- Primary uses Open Space, Recreation, Utilities,

- Prohibited uses Residential, Commercial (except where identified by USFS).

- Other design features

Trailheads The continued maintenance and improvements on most the trailheads in the Brighton boundary will be within the jurisdiction of the US Forest Service. However, the Town of Brighton can assist in efforts to properly monitor and maintain these trailheads, where applicable. These trailheads should also be considered in Brighton's long term planning efforts and will need to be reviewed when considering future land use and transportation.

Parking Parking has been one of the biggest issues identified in the public engagement data. The lack of off-street parking that is safely accessed and has minimal impact to the wildlife is a concern for Brighton residents. The Town of Brighton will continue to be a strong collaborator and partner to seek future solutions to parking problems. These problems may include finding new locations for off-street parking or seeking alternatives to transportation.

Amenities Where there is heavy visitation in natural areas and a lack amenities to accommodate the crowds there is always the threat of environmental degradation. Without adequate facilities to use the bathroom or dispose of trash people may resort to unsustainable ways to interact with the environment. In the public engagement data, increasing the amenities in heavy visitation areas is necessary to maintain an adequate level of service that does not degrade the environment. Exploring the ability to expand amenities where applicable may be necessary in the future to help the responsible stewardship of the canyon. The Town of Brighton may choose to seek further studies to see the viability of certain amenities or may choose to seek alternative solutions that reduce the need for the proposed amenities, such as limited the people allowed at desirable locations. All considerations to manage or mitigate impacts of the canyons traffic will need to be collaborated with the appropriate entities like UDOT and the US Forest Service.

Transit The natural resources and landscape in the canyon is the number one reason for the heavy traffic and congestion on the canyon's roads and infrastructure. It may be necessary to consider alternative methods of transportation for future travel in the canyon for visitors. Many residents in the canyon have expressed interest increasing opportunities for transit. The Town of Brighton would like to continue to explore alternative means of transportation in the canyon with the partners that help keep the canyon beautiful. Many areas that attract heavy traffic visitation are located on the US Forest Service land and will need to be worked on together.

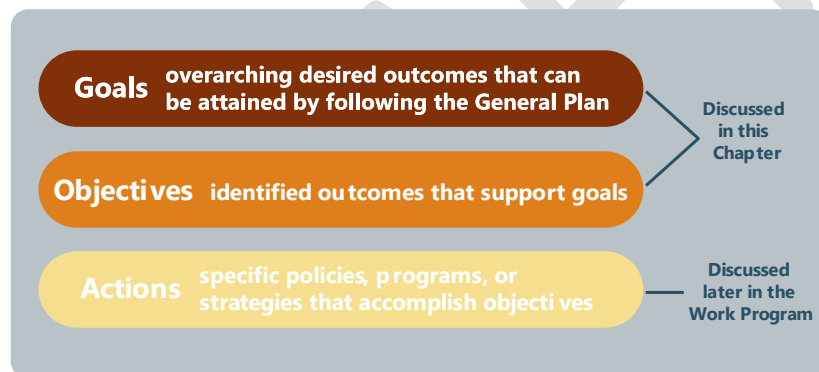
Wayfinding It is important for areas with heavy traffic from recreation be clear to visitors on the boundaries of areas and the expected behavior of visitors. Signage can also be an important tool to educate visitors on the importance of the landscape and the natural and cultural history of the lands. Efforts to increase communication to visitors should be increased to help with enforcement and mitigate potential issues like litter and misuse of the provided amenities.

Habitat Preservation The largest populations that occupies this character area is the precious animal population in the canyon and the ecosystems they thrive in. This area

should be prioritized to foster healthy habitats for the flora and fauna and prevent potential impacts to wildlife populations. This topic is discussed further in the natural resources, recreation, and tourism chapter.

Land Use Goals and Objectives

These land use goals and objectives set up the list of actions items that the Town Council and Planning Commission may choose to implement over the next 5 years to reach the vision and priorities discussed in earlier chapters. These action items are diverse and are meant to provide options to solve problems based on available funds, staff capacity, or other opportunities as they ebb and flow over the years. The goals, objectives, and actions should provide enough variety to ensure that every year the Town can work toward the community vision under any circumstance.



Commented [EO3]: Steering Committee please read these and word smith them or provide additional comments or feedback. These will outline the list of actions the town wants to do over the next 5 years. Also, be thinking about how to prioritize these goals and objectives. Potential Actions are also listed below the objectives.

Goal 1 Regulate responsible alteration and development of land that promotes safety for people, wildlife, water, and the natural landscape.

Objective: Restore healthy and resilient trees and forest through land use regulations.

Objective: Reduce development impacts on wildlife.

Objective: Integrate identified sensitive lands into local land use plans and ordinances.

Objective: Align land use policy and public investments in water infrastructure.

Commented [EO4]: In this goal we are trying to capture possible ways that potential development in the canyon may need to be regulated to preserve the environment

Objective: Buildings and properties should be maintained to mitigate risks from natural hazards and prevent environmental degradation.

Goal 2 Increase public gathering spaces, where appropriate, that invite community involvement, create a sense of place, and maintain the small-town historic cabin feel.

Objective: Create cohesive community design of buildings.

Objective: Increase walkable areas to experience the canyon's beauty.

Objective: Activate vacant properties that benefit the community.

Objective: Create appropriate and sustainable parking standards unique to Brighton's mix of uses that reduce traffic congestion.

Goal 3 Diversify land uses, where applicable, that create opportunities for public gathering spaces, utilities, transportation, and environmental preservation.

Objective: Create a multi-use Town Hall/Community Center.

Objective: Update zoning ordinances to promote renewable energy for uses.

Objective: Explore overlay zones that preserve identified sensitive lands.

Objective: Identify land that can be used for expanding amenities to residents and visitors.

Objective: Promote potential growth in areas with existing infrastructure where resources are available to minimize impacts and increase efficiency.

Objective: Explore ways to increase efficient use of utilities for individual property owners and neighborhoods.

Objective: Explore options to maximize the benefit of non-developable properties.

Goal 4 Regulate single-family and multi-family uses to reduce impact to land and adjacent properties.

Objective: Preserve viewsheds in the canyon.

Objective: Establish appropriate intensity residential uses on lots and regulate appropriately.

Objective: Promote compact design on residential lots.

Goal 5 Preserve the Town's natural and cultural heritage through land use initiatives.

Objective: Promote adaptive reuse of buildings the preserve the character of neighborhoods.

Objective: Establish greater historic identity in the Town and character areas.

Objective: Create and modify signage to promote community identity and values.

Goal 6 Foster small-scale economic opportunities and businesses that promote community gathering spaces and community services, outdoor recreation, environmental preservation, and alternative transportation.

Objective: Review allowed land uses in existing zones for compatibility with the General Plan goals and character areas.

Objective: Update zoning ordinances to promote small scale commercial buildings designed for public gathering spaces.

Objective: Provide resources to property owners about maintenance and alteration of buildings.

Objective: Consider transit-oriented development initiatives to stimulate small-scale economic opportunities in walkable areas with less cars.

Objective: Assess the support and customer base for additional retail development and match the zoning to the likely size of the eventual build-out to help direct development toward preferred areas.

Commented [EO5]: This suggestion comes from ULCT. TODs can help as a land conservation tool to focus small scale development only near transit and reduce possibility of sprawl.